



PLEASANT GROVE CITY
PLANNING COMMISSION MEETING MINUTES
January 27, 2022

PRESENT: Vice-Chair Peter Steele, Commissioners Jeffrey Butler, Tim Clyde, Todd Fugal, Lisa Coombs, Dustin Phillips, Jim Martineau

STAFF: Daniel Cardenas, Community Development Director; Aaron Wilson, City Engineer; Kirsten Argall, Planning Tech; Kara Kresser, Planning Assistant

EXCUSED: Chair Bobbi Jo Blake, Lindsey Hargett

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

Commission Business:

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

2. Agenda Approval.

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

3. Staff Reports:

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

4. Declaration of Conflicts and Abstentions from Commission Members.

There were no declarations or abstentions.

ITEM 1 - Public Hearing: Site Plan - Located at approximately 2315 West 700 South.
(Sam White's Lane Neighborhood)

Public Hearing to Consider the Request of St. John Properties for a Site Plan for Two Single-Story, Multi-Tenant Flex Space Buildings on property located at approximately 2315 West 700 South in The Grove Zone – Interchange Subdistrict, GBP (Grove Business Park) Overlay.

Community Development Director, Daniel Cardenas, thanked Commissioner Coombs for faithfully serving as a Planning Commissioner for the past eight years. She served as an example of what a great Planning Commissioner is. It was a pleasure working with her.

Director Cardenas presented the staff report for the above matter regarding a request for a site plan involving two buildings on two different lots. Using the Area Zoning Map for reference, he indicated this parcel was annexed to the City in 2019, in The Grove Zone - Interchange Subdistrict. It later was also included in the Grove Business Park (“GBP”) Overlay, which also covers the doTERRA campus. That specific Overlay Zone allows for Light Manufacturing and provides for more Business Park-like concepts. Director Cardenas identified on the map, the portion of land currently under consideration and pointed out nearby landmarks (I-15, BMW dealer, and the Grove Tower). He noted that they would be referring to the back portion of the parcel.

Director Cardenas reported that the area was approved and recorded as a three-lot, one parcel preliminary subdivision Valley Grove Business Park Plat ‘O’. Lot 30 was approved by both the Planning Commission and the City Council and was designated as an auto dealership. Using a current plat map, the lots being addressed today, Lots 29 and 28, are located behind the car dealership. Using the Site Plan Map, Director Cardenas identified the existing road, Sam White Lane. He noted that the two buildings will mirror each other. He identified the parking areas and the loading area for truck access. The buildings are designated as flex-space. Currently, there is no definition of the term “flex-space,” but the intent of the designation is to allow flexibility in terms of the types of uses allowed if the use falls within the permitted uses within the zone. He state that it could include office space or light manufacturing. Currently, the property is under single ownership.

The single-story buildings on each lot are the same size (47,090 square feet) and have parking throughout the development with two rows of parking running parallel to the front of the buildings. The number of parking spaces provided exceeds what is required. The open space meets the zoning requirements. Director Cardenas displayed the Landscaping Plan and noted that the landscaping required, because of the zoning, was greater than what a strict manufacture building located elsewhere would need. He provided a schematic of the building elevations as well as the types of materials and colors to be used. The materials and colors to be used were like other St. John Properties. He identified similarly designed buildings located in the surrounding area.

The applicant, Daniel Thomas from St. John Properties, was present to answer questions. Commissioner Butler asked about the number of tenants the buildings can accommodate.

1 Mr. Thomas estimated that it would be nine or 10 at the most. He stated that currently, there is
2 one person looking at one entire building.

3
4 Vice-Chair Steele opened the public hearing. There were no public comments. The Vice-Chair
5 closed the public hearing and invited the Commission to either continue the discussion regarding
6 this item or he would entertain a motion if no further discussion was necessary.

7
8 Commission Butler asked Director Cardenas if the access to Tesla, goes through the property or
9 from the East through BMW. Director Cardenas' displayed the plat reflecting the easements that
10 will allow access. With respect to the site plan, Commissioner Butler asked about Tesla having
11 access to the loading area in the middle of the two buildings or if there would be an easement on
12 the east side of the property to deliver cars. Director Cardenas' response was that they would have
13 to use the easement to the North coming from Sam Whites Lane.

14
15 **MOTION:** Commissioner Coombs moved to forward a positive recommendation of APPROVAL
16 for the request of St. John Properties for the site plan for two buildings use for flex space on Lots
17 28 and 29 of the Valley Grove Business Park Plat 'O,' on property located at approximately 2315
18 West 700 South in the Grove Zone – GBP (Grove Business Park) Overlay; and adopting the
19 exhibits, conditions, and findings of the staff report, and as modified by the condition below:

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

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

25
26 **ITEM 2 – Elect a Chair and Vice Chair for 2022-2023.**

27
28 Vice-Chair Steele reported that elections would now be held for the Planning Commission Chair
29 and Vice-Chair position for this year. He also thanked Chair Bobbi Jo Blake for her service as
30 Chair over the past year.

31
32 Vice-Chair Steele called for nominations for the position of Chair. Commissioner Phillips
33 nominated Commissioner Butler to serve as Chair. Commissioner Fugal seconded the nomination.

34
35 Commissioner Butler nominated Commissioner Martineau to serve as Chair. Commissioner Clyde
36 seconded the nomination.

37
38 **MOTION:** Commissioner Clyde moved to close the nominations for Chair. Vice-Chair Steele
39 seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

40
41 A written vote for Chair was taken. The first round of votes was tied, with one person not voting.
42 A second round of votes was taken with Commissioner Butler receiving four votes and

Commissioner Martineau receiving three. Vice Chair Steele announced that Commissioner Butler would serve Chair for the next year.

Vice-Chair Steele then called for nominations for the position of Vice-Chair. Commissioner Fugal nominated Commissioner Martineau to serve as Vice-Chair. Commissioner Phillips seconded the nomination.

Commissioner Clyde nominated Vice-Chair Steele to serve as Vice-Chair. Commissioner Martineau seconded that nomination.

MOTION: Commissioner Coombs moved to CLOSE the nominations. Commissioner Fugal seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

A written vote for Vice-Chair was taken. Commissioner Martineau received five votes and Vice-Chair Steele received two. Vice-Chair Steele announced that Commissioner Martineau would serve as Vice-Chair for the next year.

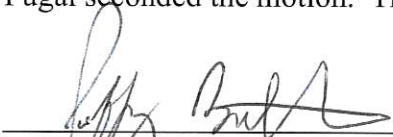
MOTION: Commissioner Phillips moved to ACCEPT the results of the elections. Commissioner Coombs seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

Commissioner Butler will be the Chair and Commissioner Martineau will be the Vice-Chair.

ITEM 3 – Review and Approve the Minutes from the January 13, 2022, Planning Commission Meeting.

MOTION: Commissioner Fugal moved to approve the minutes of January 13, 2022 as printed. Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

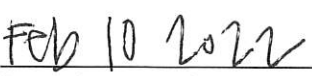
MOTION: Commissioner Coombs moved to adjourn the meeting at 7:26 p.m. Commissioner Fugal seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.



Planning Commission Chair



Kara Kresser, Planning Assistant



Date Approved