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3 **PLEASANT GROVE CITY**  
4 **PLANNING COMMISSION MEETING MINUTES**  
5 **OCTOBER 12, 2023**  
6

7 **PRESENT:** Chair Dustin Phillips, Todd Fugal, Karla Patten, Alicia Redding, Wendy Shirley  
8

9 **STAFF:** Daniel Cardenas, Community Development Director (appearance by telephone  
10 only); Jacob Hawkins, City Planner; Aaron Wilson, City Engineer; Kara Kresser, Planning  
11 Assistant; Barbara Johnson, Building Technician  
12

13 **EXCUSED:** Commissioners Jeffrey Butler and Jim Martineau  
14

15 Chair Dustin Phillips called the meeting to order at 7:00 p.m.  
16

17 **Commission Business:**  
18

19 1. **Pledge of Allegiance and Opening Remarks:** Commissioner Redding led the Pledge of  
20 Allegiance. Commissioner Shirley offered the opening remarks.  
21

22 2. **Agenda Approval.**  
23

24 Chair Phillips reported that Items 3 and 4 were continued to October 26, 2023. Items 1, 2, and 5  
25 would proceed as listed on the agenda.  
26

- 27 • **MOTION:** Commissioner Fugal moved to APPROVE the Agenda, with the  
28 continuances, as noted by the Chair. Commissioner Patten seconded the motion.  
29 The Commissioners unanimously voted “Aye”. The motion carried.  
30

31 3. **Staff Reports:**  
32

- 33 • **MOTION:** Commissioner Patten moved to APPROVE the Staff Reports as  
34 presented for the items being reviewed. Commissioner Shirley seconded the  
35 motion. The Commissioners unanimously voted “Aye”. The motion carried.  
36

37 4. **Declaration of Conflicts and Abstentions from Commission Members.**  
38

39 There were no declarations or abstentions.  
40

1  
2 **4. Declaration of Conflicts and Abstentions from Commission Members.**

3  
4 There were no declarations or abstentions.

5  
6 **ITEM 1 – Public Hearing: Code Text Amendment – Section 10-19: Signs and Outdoor**  
7 **Advertising.**  
8 **(City Wide)**

9 Public Hearing to Consider a Request from Pleasant Grove City to Amend City Code Section 10-  
10 19: Signs and Outdoor Advertising. The Applicant is Proposing to Make Changes to the Sign  
11 Ordinances to Permit Two New Signs in The Grove Zone.

12 **\*\*CONTINUED FROM SEPTEMBER 28TH\*\***

13  
14 City Planner, Jacob Hawkins, presented the Staff Report and reported that when the Sign Code  
15 Amendment proposal was heard at the last Planning Commission Meeting, the Commission asked  
16 that further consideration be given to the area of the sign and a clearance for pylon signs. Those  
17 issues have been resolved; however, the previous applicant, St. John Properties, had additional  
18 discussions with staff about the number of permitted signs per project and the definition of “unified  
19 commercial development.” Those discussions raised issues that staff wanted to fully consider.  
20 Staff recommended that the matter be continued to October 26, 2023.

21  
22 **MOTION:** Commissioner Fugal moved that the Planning Commission CONTINUE the public  
23 hearing of the request from Pleasant Grove City to amend City Code Section 10-19: Signs and  
24 Outdoor Advertising to October 26, 2023, based on the following finding:

- 25  
26 1. Staff has requested additional time to have further discussion with the developer  
27 regarding area sign access.

28  
29 Commissioner Redding seconded the motion. The Commissioners unanimously voted “Aye”.  
30 The motion carried.

31  
32 **ITEM 2 – Public Hearing: Code Text Amendment - Section 11-3-4-B.1: Cul-De-Sacs**  
33 **(City Wide)**

34 Public Hearing to Consider a Request from Pleasant Grove City to Amend City Code Section 11-  
35 3-4-B.1, Cul-De-Sacs. The City is proposing to Remove the Possibility of Extending Cul-de-sacs  
36 Beyond their Maximum Permitted Length.

37 **\*\*CONTINUED FROM SEPTEMBER 28TH\*\***

38  
39 Planner Hawkins presented the Staff Report and reported that the amendment seeks to remove the  
40 Conditional Use Permit to extend the length of cul-de-sacs. Providing a standard drawing of cul-  
41 de-sacs, he described how length measurements are done. Currently, the existing Code for cul-de-  
42 sacs states that the maximum length of a cul-de-sac shall not exceed 400 feet except that a  
43 maximum of 650 feet may be approved through a Conditional Use Permit by the Planning  
44 Commission with a positive recommendation by the Fire Marshall. In such case, conditions  
45 regarding looping or the installation of additional water lines may be required and the turnaround  
46 area shall be 100 feet in diameter. The measurement is taken from the middle of the street to the

1 center of the cul-de-sac “bulb” area as identified on the standard drawing. Planner Hawkins also  
2 identified the specific language, marked in red, in the Code text to be removed.

3  
4 When asked about requests for extra-long cul-de-sacs, Planner Hawkins stated that such occur.  
5 An aerial map was reviewed that showed the area that a 400-foot cul-de-sac covers for reference.  
6 City Engineer, Aaron Wilson, reported that often a cul-de-sac is sought when a developer wants  
7 to get extra lots. This request results in the creation of deep lots at the back end that require the  
8 use of extra dead-end service lines. The City, from a customer service standpoint, would prefer  
9 that such dead-end service lines not be installed as they result in service issues affecting more  
10 people than ordinarily would be affected. The property north of Discovery Park was one example.

11  
12 Planner Hawkins was also asked about dead-end streets ending in cul-de-sacs. He reported that  
13 often there is an anticipation that the street will eventually become a through-street, but regardless,  
14 when sought, the specific requirements are strictly reviewed.

15  
16 The discussion turned to what is required to get an approved cul-de-sac street and the impact of  
17 cul-de-sacs on infrastructure. Engineer Wilson first stated that the approval would be based on the  
18 nature of the property, which might include the cul-de-sac with extra deep lots or adding a through  
19 street. He explained that a thru road contains the main water line and isolation valves at various  
20 locations, according to specific design criteria, resulting in smaller areas being affected. It was  
21 noted that the placement of isolation valves is not limited to distances and involves the number of  
22 houses and the nature of the property. On a cul-de-sac street, the water line is put through or dead-  
23 ended to the end of the road resulting in all the homes being on that one line. When a problem  
24 occurs, all the homes are affected.

25  
26 There was discussion regarding the amount of property available in Pleasant Grove yet to be  
27 developed and whether there are areas where extended cul-de-sacs are needed. Planner Hawkins  
28 stated that the City typically strives for connectivity versus cul-de-sacs. There are very few  
29 properties to be developed that can only be done with cul-de-sacs. His view was that the properties  
30 are more amenable to the use of a loop or a thru street. A question was raised about developments  
31 that plan for a thru road but were blocked due to adverse conditions such as a home that the owner  
32 refused to sell. Planner Hawkins stated that he would have to research that issue.

33  
34 Engineer Wilson reported that the proposed amendment arose out of discussions involving the  
35 Community Development Department, Public Works, and the City Attorney regarding land  
36 development. As part of those discussions, this Conditional Use Permit was identified as needing  
37 to be excluded. It was felt that earlier developments might have favored a developer versus what  
38 would have been best for the City’s long-term development. Removal would reduce service issues  
39 as discussed previously. If the only reason to seek the exception was to get more lots, approval  
40 does not serve the City well because of the infrastructure.

41  
42 There was discussion regarding the small amount of developable land remaining and the risk of  
43 creating large lots that will not fit with the rest of the area as well as issues of affordability.  
44 Questions were raised as to whether the issue involved a specific length of roadway such as the  
45 400-foot limit. Planner Hawkins stated that the amendment is to exclude the Conditional Use  
46 Permit that allows a road length extension which causes infrastructure issues. Other cities simply

1 do not have the option to extend the cul-de-sacs but use a number to cap the length. He did not  
2 recall what that cap number was and was asked if that information could be provided before  
3 deciding. The Commission was advised that additional information about lengths and impacts on  
4 development would be made available if desired. It was noted that not a lot of developers come  
5 in wanting this conditional use.

6  
7 Chair Phillips opened the public hearing. There were no public comments. The Chair closed the  
8 public hearing and invited the Commission to either continue the discussion regarding this item,  
9 or he would entertain a motion if no further discussion was necessary.

10  
11 **MOTION:** Commissioner Fugal moved that the Planning Commission CONTINUE the request  
12 for a Code Text Amendment to City Code Section 11-3-4-B.1, Cul-De-Sacs by eliminating the  
13 possible extension of cul-de-sacs, to October 26, 2023, based on the following findings:

- 14  
15 1. Staff is to research and report on the average range of lengths for cul-de-sacs  
16 allowed in other cities; and
- 17  
18 2. Staff is to prepare and provide an analysis of the impact of limiting roads to 400  
19 feet to the current Vicinity Plan, including lot sizes, and anything else.

20  
21 Commissioner Shirley seconded the motion. The Commissioners unanimously voted "Aye". The  
22 motion carried.

23  
24 **ITEM 3 – Public Hearing: Code Text Amendment - Section 10-9-C: Medium Multiple-**  
25 **Residential Zone (RM-7)**  
26 **(City Wide)**

27 Public Hearing to Consider a Request from Pleasant Grove City to Amend City Code Section 10-  
28 9-C: Medium Multiple-Residential Zone (RM-7). The City is proposing to Make Changes to the  
29 Density, Permitted Uses, and Requirements in the RM-7 Zone.

30 **\*\*CONTINUED FROM SEPTEMBER 28 AND NOW TO OCTOBER 26, 2023\*\***

31  
32 **ITEM 4 – Public Hearing: Code Text Amendment - Section 10-15-14: Flag Lots**  
33 **(City Wide)**

34 Public Hearing to Consider a Request from Pleasant Grove City to Amend City Code Section 10-  
35 15-14, Flag Lots. The City is proposing to Make Changes to the Zoning Requirements for the  
36 Potential Development of Interior Lots with the Intent to Facilitate the Development of Infill Areas  
37 in an Orderly and Reasonable Manner.

38 **\*\*CONTINUED TO OCTOBER 26, 2023\*\***

1 **ITEM 5 – Public Hearing: Code Text Amendment - Section 10-12B-2: Manufacturing**  
2 **Distribution Zone**  
3 **(City Wide)**

4 Public Hearing to Consider a Request from Pleasant Grove City to Amend City Code Section 10-  
5 12B-2, Permitted, Conditional, and Accessory Uses, by Modifying the Provisions and  
6 Requirements for Permitted Principal Uses within the Manufacturing Distribution (M-D) Zone, to  
7 Permit Use #7600 (Parks).

8  
9 Planner Hawkins presented the Staff Report and stated that the proposed amendment stems from  
10 the new park being constructed at 430 North 600 West, which is in the Manufacturing Distribution  
11 (M-D) Zone. Using a zoning map, he identified the location of the park and stated that the  
12 Manufacturing Distribution (M-D) Zone does not allow parks as a permitted use. Staff  
13 recommended the amendment so the park can be built. Two additional sites in the City were  
14 identified as being Manufacturing Distribution (M-D) Zones.

15  
16 A question was raised regarding whether overlay was considered for the site instead of the Code  
17 Text Amendment. Planner Hawkins stated that that an overlay could be done if desired by the  
18 Planning Commission but adding parks to the permitted use would be beneficial in any part of the  
19 City because it breaks up monotony, provides more recreational areas, and increases green space.  
20 He also thought it could increase safety.

21  
22 Commissioner Fugal commented that parks are good but the City needs protection and should not  
23 be in the business of encouraging parks. The Cook Family Park is completely different but the  
24 question raised is whether the addition of parks as a permitted use takes something away from  
25 manufacturing zones of the City. There was discussion about what the City's focus should be,  
26 whether a park is desired in all manufacturing zones, or whether adding parks would open the City  
27 up to funding responsibilities.

28  
29 An inquiry was raised about property ownership in the subject zone. Engineer Wilson stated that  
30 some of the property is privately owned. He also noted that not all of the area is being turned into  
31 a park. Some land will be for future cemetery use and the future Public Works facility will be in  
32 the area along with space for vehicles and a Public Works Storage Yard. The property was  
33 originally purchased using storm-drain funds, for a regional detention facility, which is why the  
34 flattening work was ongoing. The bulk of the property, however, will be part of the park. The  
35 storm drain funds used for the purchase price were being reimbursed.

36  
37 Planner Hawkins stated that a text from Community Development Director, Daniel Cardenas,  
38 stated that a rezone should not be considered because Public Works will be moving to that property  
39 and needs space to park vehicles and conduct business. Much of their work is allowed in the  
40 Manufacturing Distribution (M-D) Zone, which is why they are in their current location. The area  
41 is also used for the cemetery and the detention facility. A better solution was to add parks as a  
42 permitted use to the zone.

43  
44 When asked for an explanation of an overlay, Planner Hawkins stated that an overlay provides  
45 additional conditions or uses beyond what the underlying zone allows for a specific area. For

1 example, there may be an overlay in a Commercial zone that allows senior housing to be built.  
2 The definition of the zone is not changed but additional uses are allowed.

3  
4 Engineer Wilson commented that parks are a public amenity and the City is not harmed by  
5 allowing it. The City would be the only entity to build the park. In response, it was noted that the  
6 City has so little commercial space left that the use should not be limited. When asked what the  
7 downside of an overlay would be, Planner Hawkins stated that it would be the time it takes to  
8 create a new document. Discussion ensued about what went into creating a specific overlay.

9  
10 Director Cardenas joined the meeting via telephone and stated that the proposed amendment,  
11 which he, the City Attorney, and the City Manager worked on, is a simple solution. Staff did not  
12 find any negative impact from the proposed amendment and asked to hear the Commission's  
13 concerns. Comments from the Commission included the following:

- 14
- 15 • Placing parks in the manufacturing zones should not be a City priority;
- 16 • Using an overlay would allow the City Council to better control that type of future  
17 development;
- 18 • Allowing parks to be a permitted use would impact City expenses as it would fall on the  
19 City to build the parks;
- 20 • Such possibilities should not be encouraged given the City's current needs and  
21 prioritizations; and
- 22 • An overlay appears to be a better alternative.

23  
24 Director Cardenas stated that parks are not a permitted use in the zone where the bulk of the new  
25 park is located. The City did not participate in the design of the park and became aware of this  
26 issue only a few weeks earlier. Construction on the park was ready to begin and money to fund  
27 the work was available. The City does not want work delayed. In talking with the City Attorney  
28 and City Manager, an amendment adding parks as a permitted use was determined to be the best  
29 option to get the matter before the City Council expeditiously and allow the project to legally go  
30 forward. Every other use is permitted in the zone other than the park. An overlay was possible  
31 but would require a lead time of a few months, which was more time than they currently have.  
32 The amendment was believed to be the best option now. Director Cardenas stated that construction  
33 cannot commence in the park for a use that is not legally permitted.

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

38  
39 **MOTION:** Commissioner Patten moved the Planning Commission forward a recommendation  
40 of APPROVAL to the City Council for the request of a Code Text Amendment to City Code  
41 Section 10-12B-2: Permitted Uses of the Manufacturing Distribution Zone by adding Use #7600  
42 – Parks; and adopting the exhibits, conditions, and findings of the staff report. Commissioner  
43 Redding seconded the motion. Vote on motion: Commissioner Fugal-Nay, Commissioner Patten-  
44 Aye, Chair Phillips-Aye, Commissioner Redding-Aye, Commissioner Shirley-Nay. The motion  
45 carried 3-to-2.

1 **ITEM 6 – Review and Approve the Minutes from the September 28, 2023, Meeting.**

2

3 **MOTION:** Commissioner Patten moved to APPROVE the minutes from the September 28, 2023  
4 meeting as printed. Commissioner Redding seconded the motion. The Commissioners  
5 unanimously voted “Aye.” The motion carried.

6

7 **MOTION:** Commissioner Redding moved to ADJOURN the meeting. The Commissioners  
8 unanimously voted “Aye”. The motion carried.

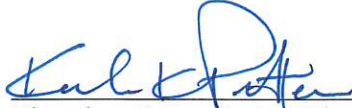
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10 The Planning Commission Meeting adjourned at 7:55 p.m.

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12

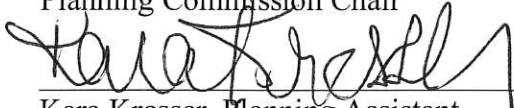
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14 Planning Commission Chair

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16



17 Kara Kresser, Planning Assistant

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19

10-26-2023

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Date Approved