



1  
2 **PLEASANT GROVE CITY**  
3 **PLANNING COMMISSION MEETING MINUTES**  
4 **NOVEMBER 16, 2023**

5  
6 **PRESENT:** Vice-Chair Karla Patten, Jeffrey Butler, Jim Martineau, Alicia Redding, Wendy  
7 Shirley

8  
9 **STAFF:** Jacob Hawkins, City Planner; Aaron Wilson, City Engineer; Paul Douglass, Planning  
10 Technician; Kara Kresser, Permit Technician; Christina Gregory, Planning & Zoning Assistant

11  
12 **EXCUSED:** Dustin Phillips, Chair; Commissioner Todd Fugal; Daniel Cardenas, Community  
13 Development Director

14  
15 In the absence of Chair Dustin Phillips, Vice-Chair Karla Patten 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 Redding led the Pledge of  
21 Allegiance. Commissioner Butler offered the opening remarks.

22  
23 **2. Agenda Approval:**

24  
25 Vice-Chair Patten asked for a motion to approve the agenda noting continuances for Items  
26 2, 3, and 4 to December 14, 2023.

- 27 • **MOTION:** Commissioner Shirley moved to APPROVE the Agenda with  
28 continuances for Items 2, 3, and 4, to December 14, 2023. Commissioner Redding  
29 seconded the motion. The Commissioners unanimously voted "Aye". The motion  
30 carried.

31  
32 **3. Staff Reports:**

33  
34 Vice-Chair Patten asked for a motion to approve the staff reports.

- 35 • **MOTION:** Commissioner Butler moved to APPROVE the Staff Reports as to only  
36 Item 1, as the other items had been continued. Commissioner Martineau seconded  
37 the motion. The Commissioners unanimously voted "Aye". The motion carried.

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

40  
41 There were no declarations or abstentions.

1 **ITEM 1 – Public Hearing: Preliminary Subdivision Plat – Located at approx. 393 W 400 N**  
2 **(Little Denmark Neighborhood)**

3 Public Hearing to consider the request of Candace King LLC for a 2-lot preliminary subdivision  
4 plat, called Cook Property Subdivision Plat ‘B’ on 0.615 acres, approximately located at 393 West  
5 400 North in the R1-8 (Single-Family Residential) Zone.

6  
7 City Planner, Jacob Hawkins, presented the Cook property subdivision located at 393 West 400  
8 North. He restated that the property is in the R1-8 zone, displayed a map showing the location of  
9 the property and noted it was just behind the Grove Crest Townhomes. He then displayed aerial  
10 images to provide additional context as to the surroundings and noted that the area zoned  
11 Downtown Village was just to the south and the rest of the property is surrounded by single-family  
12 homes. He pointed out that the new Cook Family Park will be just north of the property. He then  
13 displayed the plat from the applicant. The proposal is for a 2-lot subdivision and Planner Hawkins  
14 commented that the applicant seeks to split the property in half for future development. He  
15 confirmed that the proposed subdivision meets all of the requirements for lot width and lot area  
16 and it has access from 400 North. Planner Hawkins then stated that staff recommends approval of  
17 this subdivision and he opened the floor to questions from the commissioners.

18  
19 Vice-Chair Patten then asked if the applicant was present and would like to come forward. She  
20 observed that the applicant was not present and then opened the public hearing. Since no one from  
21 the public was in the audience, she then closed the public hearing. She brought the item back up  
22 to the commissioners for a motion or discussion.

23  
24 **MOTION:** Commissioner Butler moved the Planning Commission forward a positive  
25 recommendation of approval for the request of Candace King LLC for a subdivision plat called  
26 Cook Property Subdivision Plat ‘B’, located at approximately 393 West 400 North on property  
27 zoned R1-8 (Single Family Residential) Zone; and adopting the exhibits, conditions, and findings  
28 of the staff report, and that all final planning, engineering, and fire department requirements are  
29 met. Commissioner Martineau seconded the motion. The Commissioners unanimously voted  
30 “Aye”. The motion carried.

31  
32 The applicant briefly entered the room immediately after the motion passed and did not add any  
33 comments.

34  
35 **ITEM 2 – Public Hearing: Code Text Amendment – Section 11-3-4-B.1: Cul-De-Sacs**  
36 **(City Wide)**

37 Public Hearing to consider a request from Pleasant Grove City to amend City Code Section 11-3-  
38 4-B.1, Cul-De-Sacs. The city is proposing to remove the possibility of extending cul-de-sacs  
39 beyond their maximum permitted length.

40 **\*\*CONTINUED TO DECEMBER 14, 2023\*\***

41  
42 **ITEM 3 – Public Hearing: Code Text Amendment – Section 10-9-C: Medium Multiple-**  
43 **Residential one (RM-7)**  
44 **(City Wide)**

1 Public Hearing to consider a request from Pleasant Grove City to amend City Code Section 10-9-  
2 C: Medium Multiple-Residential Zone (RM-7). The city is proposing to make changes to the  
3 density, permitted uses, and requirements in the RM-7 Zone.

4 **\*\*CONTINUED TO DECEMBER 14, 2023\*\***

5  
6 **ITEM 4 – Public Hearing: Code Text Amendment – Section 10-15-14: Flag Lots**  
7 **(City Wide)**

8 Public Hearing to consider a request from Pleasant Grove City to amend City Code Section 10-  
9 15-14, Flag Lots. The city is proposing to make changes to the zoning requirements for the  
10 potential development of interior lots with the intent to facilitate the development of infill areas in  
11 an orderly and reasonable manner.

12 **\*\*CONTINUED TO DECEMBER 14, 2023\*\***

13  
14 **Review and Approve the Minutes from the October 26, 2023, Meeting.**

15  
16 Vice-Chair Patten asked for a motion to approve the minutes from the October 26, 2023 meeting.  
17 **MOTION:** Commissioner Martineau moved to APPROVE the minutes from the October 26th,  
18 2023, meeting, as written. Commissioner Redding seconded the motion. The Commissioners  
19 unanimously voted “Aye”. The motion carried.

20  
21 Vice-Chair Patten asked for a motion to adjourn.  
22 **MOTION:** Commissioner Wendy Shirley moved to ADJOURN the meeting. Commissioner  
23 Butler seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

24  
25 The Planning Commission Meeting adjourned at 7:06 p.m.

26  
27  
28   
29 \_\_\_\_\_  
30 Planning Commission Chair

31  
32   
33 \_\_\_\_\_  
34 Christina Gregory, Planning & Zoning Assistant

35  
36  
37 12/14/2023  
38 Date Approved