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2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 January 12, 2023
6

7 **PRESENT:** Chair Jeffrey Butler, Jim Martineau, Todd Fugal, Wendy Shirley, Dustin Phillips
8

9 **STAFF:** Daniel Cardenas, Community Development Director; Jacob Hawkins, City Planner;
10 Aaron Wilson, City Engineer; Kara Kresser, Planning Assistant; Kirsten Haggard, Planning Tech
11

12 **EXCUSED:** Karla Patten, Lindsey Hargett
13

14 Chair Jeffrey Butler called the meeting to order at 7:00 p.m.
15

16 **Commission Business:**
17

18 1. **Pledge of Allegiance and Opening Remarks:** Commissioner Wendy Shirley led the
19 Pledge of Allegiance. Commissioner Jim Martineau offered the opening remarks.
20

21 2. **Agenda Approval.**
22

23 It was suggested that the election of Chair and Vice Chair be moved to be the last item on the
24 agenda.
25

- 26 • **MOTION:** Commissioner Martineau moved to APPROVE the agenda with the
27 modification that the elections of Chair and Vice Chair be moved to the last item
28 on the agenda. Commissioner Dustin Phillips seconded the motion. The
29 Commissioners unanimously voted "Aye". The motion carried.
30

31 3. **Staff Reports:**
32

- 33 • **MOTION:** Commissioner Todd Fugal moved to APPROVE the Staff Report.
34 Commissioner Martineau seconded the motion. The Commissioners unanimously
35 voted "Aye". The motion carried.
36

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

2
3 There were no declarations or abstentions.

4
5 **ITEM 1 - Public Hearing: Preliminary Subdivision Plat – Located at approx. 641 East 700**

6 **North**

7 **(Monkey Town Neighborhood)**
8 Public Hearing to Consider the Request of Cory Heward for a Three-Lot Preliminary Subdivision
9 Plat called Heward Acres Plat 'A', on 1.16 Acres of Land located at approximately 641 East 700
10 North in the R1- 9 (Single-Family Residential) Zone.

11
12 City Planner, Jacob Hawkins, presented the Staff Report and stated that this item pertains to
13 Heward Acres, a three-lot preliminary subdivision plat located at approximately 641 East 700
14 North in the R1-9 (Single-Family Residential) Zone. On an aerial map, he identified a nearby
15 canal and the .84 acres where the applicant lives. The neighboring property is also included, as
16 some parcel issues need to be resolved. He described the plat size as 1.16 acres and consisting of
17 three lots. Each met the minimum zoning requirements for size, setbacks, frontage, and width.
18 The plat additionally meets all the other subdivision requirements found in Chapter 11 of the
19 zoning ordinance. Staff recommended approval of the proposed subdivision. Planner Hawkins
20 also stated that public comment was received from a neighbor.

21
22 A question was raised regarding what appeared to be an easement or roadway on the property
23 aerial map between 641 and 625 East. City Engineer, Aaron Wilson, stated that approximately 20
24 years ago, a strip of one parcel had been sold, illegally subdivided, and sold to a neighbor to the
25 west. He explained that when there is a subdivision on property containing an illegal subdivision,
26 a condition is required to resolve the issue as is the case here. The area referenced, which appears
27 from the aerial map to possibly be a road, is instead being used to park trailers by the resident, who
28 owns a concrete business. The three lots were described. Lot 3 is the lot being cleaned up; Lot 2
29 is the home of the applicant; and Lot 1 is the proposed subdivision.

30
31 The applicant was present but had no comments.

32
33 Chair Butler opened the public hearing.

34
35 Community Development Director, Daniel Cardenas, reported that an e-mail from a neighbor,
36 Jeremy Bullard, was received earlier in the day. Chair Butler read the email, which expressed
37 concern that the proposed subdivision will density to the existing neighborhood. He noted that
38 three subdivision applications had been approved since he moved to the neighborhood. As a result,
39 traffic and speeding cars have increased making the neighborhood less safe and less desirable. He
40 stated that stacked housing should not be added to existing neighborhoods. Green or vacant space
41 should be considered instead. He asked that the Commission deny the request.

1 *Jim Browning* reported that he lives across the street from the Hewards and had no objection to
2 the project.

3

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

7

8 Director Cardenas clarified that the e-mail from Mr. Bullard specifically referenced the Heward
9 subdivision. There was brief discussion regarding the concern with “stacking houses”. It was
10 determined to be something that would not occur here because of zoning requirements. It was
11 noted that two of the lots already contain single-family dwellings. The proposal was determined
12 to meet all zoning requirements.

13

14 **MOTION:** Commissioner Martineau moved the Planning Commission forward a positive
15 recommendation of APPROVAL for the request of Cory Heward for a subdivision plat called
16 Heward Acres Plat ‘A’ on property located at approximately 641 East 700 North on property zoned
17 R1-9; and adopting the exhibits, conditions, and findings of the staff report, and as modified by
18 the condition below:

19

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

21

22 Commissioner Phillips seconded the motion. The Commissioners unanimously voted “Aye”. The
23 motion carried.

24

25 **ITEM 2 – Review and Approve the Minutes of the December 15, 2022, and December 27,**
26 **2022, Meetings.**

27

28 On page 8 of the December 15, 2022, minutes a last name was highlighted for spelling purposes.
29 Kara Kresser, Planning Assistant said she would verify the spelling and make a correction.

30

31 **MOTION:** Commissioner Fugal moved to APPROVE the minutes of December 15, 2022, and
32 December 27, 2022, with the correction of the highlighted name as discussed. Commissioner
33 Martineau seconded the motion. The Commissioners unanimously voted “Aye”. The motion
34 carried.

35

36 **ITEM 3 – Elect a Chair and Vice-Chair for 2023-2024.**

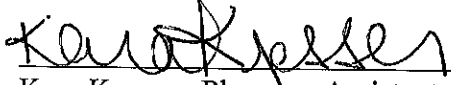
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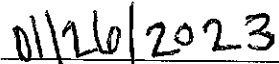
38 Director Cardenas described the procedure for elections for Chair and Vice Chair for 2023-2024,
39 noting that five Commissioners were present. It was reported that the terms of Commissioners
40 Clyde and Steele had expired. Nominations were opened and included Commissioners Phillips
41 and Hargett. Four votes were received from Commissioner Phillips and one for Commissioner
42 Hargett. Commissioner Phillips was elected as Chair for 2023-2024.

1 Nominations for Vice Chair were opened and included Commissioners Hargett and Fugal. Three
2 votes were received for Commissioner Hargett and two for Commissioner Fugal. Commissioner
3 Hargett was elected to be the Vice Chair for 2023-2024.
4

5 **MOTION:** Commissioner Fugal moved to ADJOURN the meeting at 7:20 p.m. Commissioner
6 Shirley seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.
7

8 
9 _____
10 Planning Commission Chair

11 
12 _____
13 Kara Kresser, Planning Assistant

14 
15 _____
16 Date Approved

Jacob Hawkins

From: Daniel Cardenas
Sent: Thursday, January 12, 2023 5:26 PM
To: Jacob Hawkins
Subject: FW: Public Hearing For proposed Heward Acres

Please print and bring to Planning Commission.

From: Jeremy Ballard <jeremy@adamsandsmith.com>
Sent: Thursday, January 12, 2023 7:55 AM
To: Daniel Cardenas <DCardenas@pgcity.org>
Subject: Public Hearing For proposed Heward Acres

Daniel,

I would like to voice my concern over the idea to subdivide a property and add more houses in an existing neighborhood. This is the third time this has happened since I have lived in this neighborhood. All other attempts have been approved. This has brought more traffic and speeding cars to the neighborhood making it less safe and desirable to live in. Should people have the desire to stack houses on top of each other let them do it in a new neighborhood and leave established ones alone. Don't be afraid of have a little bit of green or empty space in a neighborhood. Please vote no on the proposed new subdivision.

Jeremy