



1
2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 February 23, 2023
6

7 **PRESENT:** Chair Dustin Phillips, Jim Martineau, Jeffery Butler, Karla Patten
8

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

12 **EXCUSED:** Daniel Cardenas, Community Development Director; Lindsey Hargett, Todd Fugal,
13 Wendy Shirley
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 Karla Patten led the Pledge
20 of Allegiance. Commissioner Jim Martineau offered the opening remarks.
21

22 **2. Agenda Approval.**
23

- 24 • **MOTION:** Commissioner Butler moved to APPROVE the agenda as written.
25 Commissioner Martineau seconded the motion. The Commissioners unanimously
26 voted "Aye". The motion carried.
27

28 **3. Staff Reports:**
29

- 30 • **MOTION:** Commissioner Patten moved to APPROVE the Staff Reports as
31 written. Commissioner Butler seconded the motion. The Commissioners
32 unanimously voted "Aye". The motion carried.
33

34 **4. Declaration of Conflicts and Abstentions from Commission Members.**
35

36 There were no declarations or abstentions.
37
38

1 **ITEM 1 – Public Hearing: Preliminary Subdivision Plat – Located at 600 East 500 North**
2 **(Monkey Town Neighborhood)**

3 Public Hearing to consider the request of Jeff Strong for a 4-flag lot preliminary subdivision plat
4 called Chriswood Subdivision Plat ‘C’, on 1.13 acres of land located at approx. 600 East 500 North
5 R1-8 (Single-Family Residential) Zone.
6

7 City Planner, Jacob Hawkins, presented the Staff Report and showed aerial images in which the
8 Commissioners could see that the surrounding uses were all single-family residences. It was stated
9 that lots 1 and 2 would have access to the public right-of-way, either from 600 E or 500 N; the two
10 flag lots would have access from 500 N. Planner Hawkins mentioned that each of these lots meet
11 the minimum area requirements, as lots 1 and 2 are over 9,000 square feet and lots 3 and 4 are over
12 10,000 square feet. Lot width, frontage, and yard requirements were also met, as the building
13 envelopes indicated. The stem of the flag lots would be 25 feet in width, which meets the
14 requirements, and it was stated that it would in fact be wider behind the existing lots in order for a
15 turnaround. As the preliminary subdivision plat meets the R-1-8 zoning ordinances, Staff
16 recommended the Planning Commission forward approval of the plat to City Council.
17

18 Commissioner Butler questioned the difference between the gross and net square footage on lot 4
19 and if that was because of the emergency vehicle turnaround. Planner Hawkins confirmed that it
20 was. There was a brief discussion on lot lines and turnarounds on lots 3 and 4.
21

22 Chair Phillips invited the applicant to come up. Jeff Strong, the applicant, confirmed that the
23 difference in square footage was due to the turnaround. There were no questions from the
24 Commission for the applicant.
25

26 Chair Phillips opened the public hearing. There were no public comments. The Chair closed the
27 public hearing and invited the Commission to either continue the discussion regarding this item or
28 he would entertain a motion if no further discussion was necessary.
29

30 **MOTION:** Commissioner Patten moved the Planning Commission forward a positive
31 recommendation of approval for the request of Jeff Strong for a subdivision plat called
32 Chriswood East Plat ‘C’ on property located at approximately 600 East 500 North on property
33 zoned R1-8 (Single Family Residential) Zone; and adopting the exhibits, conditions, and findings
34 of the staff report, and as modified by the condition(s) below:
35

- 36 1. All Final Planning, Engineering, and Fire Department requirements are met.
37

38 Commissioner Butler seconded the motion. The Commissioners unanimously voted “Aye”. The
39 motion carried.
40

1 **ITEM 2 – Review and Approve the Minutes of the February 9, 2023, Meeting.**

2

3 **MOTION:** Commissioner Martineau moved to APPROVE the Minutes of January 12, 2023, as
4 printed. Commissioner Butler seconded the motion. The Commissioners unanimously voted
5 “Aye”. The motion carried.


6

7 **MOTION:** Commissioner Patten moved to ADJOURN the meeting at 7:08 p.m. Commissioner
8 Butler seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

9

10

11

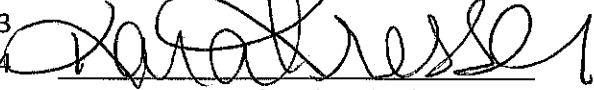


12

Planning Commission Chair

13

14

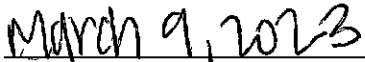


15

Kara Kresser, Planning Assistant

16

17



18

Date Approved