



PLEASANT GROVE CITY
PLANNING COMMISSION MEETING MINUTES
February 9, 2023

PRESENT: Chair Dustin Phillips, Jim Martineau, Todd Fugal, Wendy Shirley, Karla Patten, Jeffrey Butler

STAFF: Jacob Hawkins, City Planner; Aaron Wilson, Staff Engineer; Kara Kresser, Planning Assistant

EXCUSED: Lindsey Hargett, Kirsten Haggard, Planning Tech, Daniel Cardenas, Community Development Director

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

Commission Business:

1. **Pledge of Allegiance and Opening Remarks:** Commissioner Jeffrey Butler led the Pledge of Allegiance. Commissioner Karla Patten offered the opening remarks.
2. **Agenda Approval.**
 - **MOTION:** Commissioner Butler moved to APPROVE the agenda as written. Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.
3. **Staff Reports:**
 - **MOTION:** Commissioner Patten moved to APPROVE the Staff Reports as written. Commissioner Shirley 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.

**1. ITEM 1 – Public Hearing: Preliminary Subdivision Plat – Located at 25 East 100 North
(Little Denmark Neighborhood)**

Public Hearing to consider the request of Joe Spencer for an 8-lot preliminary subdivision plat called Pleasant Grove Downtown Living Plat A, on 0.98 acres of land located at 25 East 100 North in the Downtown Village – Transitional Zone.

City Planner, Jacob Hawkins, presented the Staff Report, stating that this was a rehearing. The subdivision was originally heard on December 15, 2022, where it was heard as a 4-lot plat with duplexes. Staff had suggested at that time that the applicant submit a condominium plat so that each unit could be individually owned, as it was anticipated that each lot would be privately owned. Planner Hawkins explained that a condominium plat separates ownership of the building but classifies the yard as common space that must be maintained by a Homeowners Association. Because the applicant does not want to establish a Homeowners Association for this development, the applicant made changes to divide each lot in half so each resident could have full ownership of the entirety of their property without common space. It was stated that while the lot number has changed, the density of the overall development has not changed. Planner Hawkins relayed that the last change to the plat is the two parcels on the north side of the development were incorporated into lots 2B and 4B.

Commissioner Fugal asked if the lot had setbacks on it. Planner Hawkins explained that while it was not particularly labeled, the interior solid lines were the setbacks. Commissioner Fugal asked if the bottom plat had a 5-foot setback. Planner Hawkins stated that it did, and that, as was stated in the December 15th meeting, the setbacks presented are proposed to be a little smaller than what is allowed currently. The applicant is working with the Community Development Director to get a code text amendment, so the setbacks reflect what is going to be proposed down the road. The applicant is working with staff to make sure the appropriate setbacks are met.

Commissioner Butler then asked if the building envelope required that the setbacks be 5 feet or if they could be adjusted. He wanted to know if lots 4A and 4B could be adjusted to the north, as it is a longer lot. Planner Hawkins explained that there is going to be some development there; there is going to be a parking lot, and because of that, there is not really any room for them to move. As it was previously approved, there have been no changes to the setbacks.

Commissioner Shirley asked about the public easements and if they were grass or sidewalks. Planner Hawkins answered that the public easements are there for access for any utilities and that there would be no concrete there. Commissioner Shirley followed up with a question about grass in the front yards. Planner Hawkins explained that they will be just like a normal twin home with grass in the yard and a 20-foot driveway as well.

Chair Phillips invited the applicant to come up. Ken Burg with Burg Civil Engineering, representing Joe Spencer, came to the podium. He said they were setting it up to go to City Council and that this was their preferred method in giving home ownership to where they're in charge of

their own home and yard. He stated that it helps to eliminate the problems that come with small HOAs and that they have been working with staff to make sure it meets the code and functions appropriately. There were no questions from the Commission for the applicant.

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

MOTION: Commissioner Shirley moved The Planning Commission forward a positive recommendation of APPROVAL for the request of Joe Spencer for a subdivision plat called Pleasant Grove Downtown Living Plat 'A' on property located at approximately 25 East 100 North on property zoned Downtown Village – Transitional; and adopting the exhibits, conditions, and findings of the staff report, and as modified by the conditions below:

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

Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

ITEM 2 – Review and Approve the Minutes of the January 26, 2023, Meeting.

MOTION: Commissioner Patten moved to APPROVE the Minutes of January 26, 2023, as printed. Commissioner Shirley seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

There was a short discussion about considering roundabouts in the city to reduce traffic accidents.

MOTION: Commissioner Martineau moved to ADJOURN the meeting at 7:10 p.m. Commissioner Butler seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.



Planning Commission Chair



Kara Kresser, Planning Tech

2/23/2023
Date Approved