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3 PLEASANT GROVE CITY  
4 PLANNING COMMISSION MEETING MINUTES  
5 MAY 11, 2023  
6

7 **PRESENT:** Chair Dustin Phillips, Jim Martineau, Jeffrey Butler, Wendy Shirley, Karla Patten,  
8 Todd Fugal  
9

10 **STAFF:** Daniel Cardenas, Community Development Director; City Planner Jacob Hawkins; City  
11 Engineer Aaron Wilson; Kara Kresser, Planning Assistant  
12

13 Chair Dustin Phillips called the meeting to order at 7:00 p.m.  
14

15 **Commission Business:**  
16

17 **1. Pledge of Allegiance and Opening Remarks:** Commissioner Shirley led the Pledge of  
18 Allegiance. Commissioner Martineau gave the opening remarks.  
19

20 **2. Agenda Approval.**  
21

- 22 • **MOTION:** Commissioner Martineau moved to APPROVE the agenda as written  
23 with the continuation of item number six on the agenda. Commissioner Butler  
24 seconded the motion. The Commissioners unanimously voted "Aye". The motion  
25 carried.  
26

27 **3. Staff Reports:**  
28

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

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

35 There were no declarations or abstentions.  
36

1 **ITEM 1 - Public Hearing: Preliminary Subdivision Plat – Located at approx. 2436 West 700**  
2 **South**

3 **(Sam White's Lane Neighborhood)**

4 Public Hearing to Consider the Request of Dan Ford for a Three-Lot Preliminary Subdivision Plat  
5 Called Gateway Pines Sub Plat A on 7.09 Acres, approximately located at 2436 West 700 South  
6 in The Grove Mixed Housing Subdistrict.

7  
8 **ITEM 2 - Public Hearing: Site Plan – Located at approx. 2436 West 700 South**

9 **(Sam White's Lane Neighborhood)**

10 Public Hearing to Consider the Request of Dan Ford for a Commercial Site Plan for Two Flex  
11 space Commercial Buildings, located at approximately 2436 West 700 South in The Grove Mixed-  
12 Housing Subdistrict.

13  
14 City Planner, Jacob Hawkins presented the Staff Report and stated that the above two items are a  
15 Subdivision and a Site Plan for Dan Ford. An aerial map was displayed showing that the properties  
16 to the north and east are in the same zone as the subject property. The properties to the south are  
17 in the Grove Interchange Subdistrict. The properties to the west are outside of City limits. The  
18 properties to the north are office buildings, the properties to the east are residences, and the  
19 property to the south is flat space, which is what the applicant is requesting to do on the property.  
20 The proposed subdivision, Gateway Pines Subdivision Plat A, is 7.09 acres in size and includes  
21 three lots. One is for an existing building that was included within the subdivision to clean up  
22 property boundaries. Overall, the subdivision was found to meet the requirements for subdivisions  
23 and the Grove Commercial Sales Subdistrict. The proposed Site Plan for the project includes two  
24 buildings that are intended for flex space uses with a combination of office and warehouse space.

25  
26 While the tenants are still unknown, the parking calculation has been provided, which matches the  
27 parking requirements for the zoning ordinance. In total, there are 132 parking spaces in the parking  
28 lot. The setbacks for the property are 25 feet from the back of the curb and 25 feet from the east  
29 property line as it borders residential uses within a residential zone. The Design Review Board  
30 recommended approval of the Site Plan without a rear yard landscape buffer as it borders other  
31 commercial and office uses.

32  
33 Mr. Hawkins presented the Landscaping Plan and reported that approximately 20% of the property  
34 is landscaped and used for open space. The applicant is currently providing 50 trees; however,  
35 only four of them are Evergreen, which is below the minimum requirement. The applicant is aware  
36 of this requirement and is making changes accordingly. Mr. Hawkins presented the Elevation Plan  
37 for the two buildings on the property. They share the same design and are constructed primarily  
38 of painted concrete, which is listed as an approved primary material in the zoning ordinances.  
39 Changes may be made to the design of the smaller building in the future. If that occurs, the  
40 applicant will be required to return to the Design Review Board and Planning Commission. Staff  
41 recommended approval of the proposed subdivision and site plan.

42  
43 The applicant, Dan Ford was present and happy to be in Pleasant Grove.  
44

1 In response to a question raised by Commissioner Butler, Mr. Ford confirmed that there are  
2 wetlands in the southwest corner of the lot and stated that a delineation was approved by the Army  
3 Corps of Engineers. In addition, they have a Wetland Permit they must comply with that was  
4 submitted to the City. Commissioner Butler asked how that will affect the flex space. Mr. Ford  
5 stated that there is a Wetland Maintenance Agreement that they entered into with the City where  
6 they have to continue with whatever was done to the north. They confirmed the setbacks with the  
7 Army Corps of Engineers and can landscape around it. Trees are proposed on the opposite side of  
8 the wetland to help shore off the banks. It was confirmed that both flex spaces will be tilt-up  
9 construction. Mr. Ford also reported that the bay doors on the larger building will be 12' x 14'.

10  
11 Commissioner Butler asked how many tenant spaces are proposed in both buildings. Mr. Ford  
12 responded that they originally planned to do smaller units. However, as they have been working  
13 through the process, several larger potential tenants have approached them, so they are trying to  
14 remain flexible. They could develop up to 18 spaces in the larger building. In terms of the types  
15 of tenants they expect to be housed in the building, Mr. Ford stated that there is the potential for  
16 retail clients. Several have online businesses, so there will be a very small walk-in component.

17  
18 Chair Phillips opened the public hearing. There were no public comments. The Chair closed the  
19 public hearing and invited the Commission to either continue the discussion regarding this item,  
20 or he would entertain a motion if no further discussion was necessary.

21  
22 **MOTION:** Commissioner Fugal moved that the Planning Commission forward a positive  
23 recommendation of APPROVAL for the request of Dan Ford for a Subdivision Plat called  
24 Gateway Pines Sub Plat 'A' on property located at approximately 2436 West 700 South on  
25 property zoned The Grove Mixed Housing Subdistrict and adopting the exhibits, conditions, and  
26 findings of the staff report as modified by the condition below:

- 27  
28 1. All final Planning, Engineering, and Fire Department requirements are met.

29  
30 Commissioner Butler seconded the motion. The Commissioners unanimously voted "Aye". The  
31 motion carried.

32  
33 **MOTION:** Commissioner Fugal moved that the Planning Commission forward a positive  
34 recommendation of APPROVAL for the request of Dan Ford for a Commercial Site Plan for Two  
35 Flexspace Commercial Buildings on property located at approximately 2436 West 700 South on  
36 property zoned The Grove Mixed-Housing Subdistrict and adopting the exhibits, conditions, and  
37 findings of the staff report, and as modified by the conditions below:

- 38  
39 1. Any changes to the design for the Flexspace Commercial Building on Lot 2 will  
40 require the approval of the Design Review Board and Planning Commission.  
41  
42 2. All Final Planning, Engineering, and Fire Department requirements are met.

43  
44 Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Aye".  
45 The motion carried.

1  
2 **ITEM 3 - Public Hearing: Condominium Plat – Located at approx. 250 South North County**  
3 **Boulevard**

4 **(Sam White's Lane Neighborhood)**

5 Public Hearing to consider the request of Parcell Construction for a 22-lot commercial  
6 condominium plat called The Grove Cove Condominium Plat on 3.299 acres, approximately  
7 located at 250 South North County Boulevard in The Grove Commercial Sales Subdistrict.

8  
9 **ITEM 4 – Public Hearing: Site Plan – Located at approximately 250 South North County**  
10 **Boulevard**

11 **(Sam White's Lane Neighborhood)**

12 Public Hearing to Consider the Request of Parcell Construction for a Commercial Site Plan for  
13 Four Retail Buildings, located at approximately 250 South North County Boulevard in The Grove  
14 Commercial Sales Subdistrict.

15  
16 Planner Hawkins presented the Staff Reports and stated that the applicant is requesting to construct  
17 four commercial buildings on the property, which is zoned The Grove Commercial Sales  
18 Subdistrict. An aerial map was displayed. He pointed out that there are residences to the west of  
19 the subject property. The property will have direct access from 250 South on the north side and  
20 from North County Boulevard as well as future development to the south. The condominium plat  
21 was presented with each suite being individually owned. No tenants have been identified for any  
22 specific unit; however, if the units are outfitted with retail uses, the parking ratio would be one  
23 space for every 200 square feet of gross floor area.

24  
25 In developments with more unknown uses, 100 to 200 is a good ratio to calculate parking. The  
26 parking lot provides 157 parking spaces, which adds 22 uses and meets the required parking ratio.  
27 The provided landscaping and open space exceed the zoning requirements at approximately 30%  
28 of the total area. 77 trees are provided, 26 of which are Evergreens in compliance with the zoning  
29 ordinance. All four buildings are proposed to be constructed of the same materials. The primary  
30 material is brick and meets the zoning ordinance requirements. Buildings A and B are nearly  
31 identical and will largely be constructed of brick and glass. Renderings were displayed of what  
32 the proposed buildings will look like. Staff recommended approval of the proposed Condominium  
33 Plat and Site Plan.

34  
35 The applicant, Drew Parcell from Parcell Construction was present. Commissioner Butler asked  
36 about the potential for a restaurant with a drive-thru. Mr. Parcell stated that they did the same  
37 project in Draper where there are 29 units. The majority of users were attorneys or realtors. There  
38 are no restaurants. His understanding was that in this case there are four restaurants proposed in a  
39 development nearby. Their project will most likely be professional office retail in nature. He  
40 noted that the Draper property consisted of 30% to 40% retail. Most of the businesses were online-  
41 based without much in-person retail.

42  
43 Chair Phillips opened the public hearing. There were no public comments. The Chair closed the  
44 public hearing and invited the Commission to either continue the discussion regarding this item,  
45 or he would entertain a motion if no further discussion was necessary.

1  
2 **MOTION:** Commissioner Patten moved that the Planning Commission forward a positive  
3 recommendation of APPROVAL for the request of Parcell Construction for a 22-lot commercial  
4 condominium plat, called The Grove Cove Condominium Plat, on 3.299 acres, approximately  
5 located at 250 South North County Boulevard in The Grove Commercial Sales Subdistrict and  
6 adopting the exhibits, conditions, and findings of the staff report and as modified by the condition  
7 below:

- 8  
9 1. All final Planning, Engineering, and Fire Department requirements are met.

10  
11 Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Aye".  
12 The motion carried.

13  
14 **MOTION:** Commissioner Martineau moved that the Planning Commission forward a positive  
15 recommendation of APPROVAL for the Site Plan requested by Parcell Construction on the 22-lot  
16 condominium plat called Grove Condominium Plat Property located at approximately 250 South  
17 North County Boulevard in The Grove Commercial Sales Subdistrict and adopting the exhibits,  
18 conditions, and findings of the staff report as modified by the condition below:

- 19  
20 1. All final Planning, Engineering, and Fire Department requirements are met.

21  
22 Commissioner Butler seconded the motion. The Commissioners unanimously voted "Aye". The  
23 motion carried.

24  
25 **ITEM 5 – Public Hearing: Rezone – Located at approx. 1018 South 1300 West**  
26 **(Sam White's Lane Neighborhood)**

27 Public Hearing to Consider the Request of Will Clark for a Zone Change from Business  
28 Manufacturing Park ("BMP") to The Grove - Commercial Sales Subdistrict, on Lot 5 of the Pen  
29 & Ink Subdivision Plat B, approximately 2.626 acres, located at approximately 1018 South 1300  
30 West.

31  
32 Community Development Director, Daniel Cardenas, presented the Staff Report and stated that  
33 this item is an application for a rezone and is a legislative decision. The applicant desires to rezone  
34 the property to change the rules and regulations permitting a conditional use on a specific parcel.  
35 The applicant, Will Clark, is proposing to change 2.62 acres from BMP to The Grove Commercial  
36 Sales Subdistrict. Director Cardenas reported that the applicant is proposing to develop flexspace  
37 on Lots 2 and 3. The applicant is proposing to rezone Lot 5. A new road will be created. The  
38 BMP zone allows for manufacturing and warehousing. The applicant proposes going from Light  
39 Manufacturing to a few commercial cells. The commercial cells are intended for retail or office  
40 uses, which generates sales tax revenue for the City. The applicant is proposing a convenience  
41 store with a gas station, which is not permitted in the BMP zone. Staff recommended the Planning  
42 Commission recommend approval of the request to the City Council.

1 Commissioner Butler asked how the portion in Lindon City impacts what the applicant would like  
2 to do. Director Cardenas stated that it will impact the applicant in that it is adjacent to his property.  
3 Future annexation could be considered.

4  
5 The applicant, Will Clark, identified the reasons for the request to rezone. They are requesting a  
6 rezone and feel that now is a good time to do that. First, the teardrop shape and size of the lot does  
7 not lend itself to industrial manufacturing. Second, with the relocation of 1300 West from their  
8 west to their eastern border, they feel that creating a cohesive Commercial Sales Zone makes sense.  
9 Third, the Utah Department of Transportation's ("UDOT") long-term plan of connecting an  
10 interchange at 2000 West will become a primary artery to the City. They can take advantage of  
11 the increased traffic that will exist there and generate sales traffic for Pleasant Grove.

12  
13 Commissioner Butler asked what limitations Mr. Clark saw with the design of the teardrop parcel  
14 for flex users. Mr. Clark stated that they are looking at a max 20,000-square-foot total footprint  
15 for the building. Truck traffic will be the main consideration and will be a challenge for industrial  
16 users. Currently, they are considering an access off of North County Boulevard, which UDOT  
17 may or may not allow. If they do not allow it, there will be two access points off of 2000 West,  
18 which will exclude 95% of flex users.

19  
20 Chair Phillips opened the public hearing. There were no public comments. The Chair closed the  
21 public hearing and invited the Commission to either continue the discussion regarding this item,  
22 or he would entertain a motion if no further discussion was necessary.

23  
24 Commissioner Fugal supported the proposed request.

25  
26 **MOTION:** Commissioner Butler moved that the Planning Commission forward a  
27 recommendation of APPROVAL to the City Council on the request by Will Clark for a Zone  
28 Change from Business Manufacturing Park ("BMP") to The Grove - Commercial Sales Subdistrict,  
29 on Lot 5 of the Pen & Ink Subdivision Plat B, approximately 2.626 acres, located at approximately  
30 1018 South 1300 West Subdistrict and adopting the exhibits, conditions, and findings of the staff  
31 report as modified by the condition below:

- 32  
33 1. All final Planning, Engineering, and Fire Department requirements are met

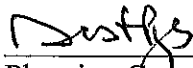
34  
35 Commissioner Patten seconded the motion. The Commissioners unanimously voted "Aye". The  
36 motion carried.

1 **ITEM 6 - Public Hearing: Code Text Amendment – Section 10-15-49: Water Efficiency**  
2 **Standards.**  
3 **(City Wide)**  
4 Public Hearing to Consider a Request from Pleasant Grove City to Create City Code Section 10-  
5 15-49, Water Efficiency Standards. The City is proposing to Include New Landscaping  
6 Requirements with the Intent to Conserve the Public's Water Resources by Establishing Water  
7 Conservation Standards for the Installation of Grass and Turf as Outdoor Landscaping in All  
8 Residential, Commercial, and Industrial Zones within the City. **\*\*CONTINUED TO MAY 25,**  
9 **2023\*\***

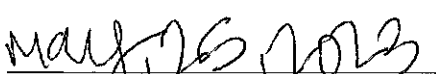
10  
11 **ITEM 7 – Review and Approve the Minutes of the April 27, 2023, Meeting.**

12 Approval of the minute was continued to the next meeting.

13  
14 **MOTION:** Commissioner Fugal moved to ADJOURN the meeting at 7:32 p.m. Commissioner  
15 Martineau seconded the motion. The Commissioners unanimously voted "Aye". The motion  
16 carried.  
17  
18

19  
20  
21   
22 \_\_\_\_\_  
23 Planning Commission Chair

24   
25 \_\_\_\_\_  
26 Kara Kresser, Planning Tech

27   
28 \_\_\_\_\_  
Date Approved