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PLEASANT GROVE CITY  
PLANNING COMMISSION MEETING MINUTES  
JUNE 22, 2023

**PRESENT:** Chair Dustin Phillips, Karla Patten, Jeff Butler, Jim Martineau, Todd Fugal, Alicia Redding

**STAFF:** Daniel Cardenas, Community Development Director; Kara Kresser, Planning Assistant; Christina Gregory, Planning Tech; Jacob Hawkins, City Planner; Aaron Wilson, City Engineer

**EXCUSED:** Wendy Shirley

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

**Commission Business:**

1. **Pledge of Allegiance and Opening Remarks:** Commissioner Patten led the Pledge of Allegiance. Commissioner Butler offered the opening remarks.

2. **Agenda Approval.**

- **MOTION:** Commissioner Butler moved to APPROVE the agenda with item number two being continued. Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

3. **Staff Reports:**

- **MOTION:** Commissioner Martineau moved to ACCEPT the Staff Reports as written. Commissioner Butler 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 approximately 527 West**  
2 **2000 North.**

3 **(North Field Neighborhood)**

4 Public Hearing to Consider the Request of Scott Dent for a Six-Lot Preliminary Amended Subdivision  
5 Plat, called Blackham Farms Plat 'A' on 3.7 Acres, approximately located at 527 West 2000 North in  
6 the Rural Residential ("RR") Zone.

7  
8 City Planner, Jacob Hawkins, presented the Staff Report and stated that the properties are located  
9 around the intersection of 600 West and 2000 North and are zoned Rural Residential. The  
10 development was originally recorded in November of 2019 but the applicant adjusted a few lot lines  
11 and areas within the development. An aerial map of the area was displayed. All six lots were included  
12 in the plat and changes were made to the two lot lines on the far east side of the development. Planner  
13 Hawkins used the map to identify the changes proposed by the applicant. All six lots need to be  
14 included because Lot #5 is under the minimum required area for the zone. That is fine due to lot size  
15 averaging, however, the Code specifies that to use lot size averaging there must be a minimum of four  
16 lots within the subdivision. The cumulative average still needs to meet the minimum lot size  
17 requirement. For that reason, all six lots were included. The subdivision was found to meet all zoning  
18 requirements. Staff recommended approval of the proposed subdivision.

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 or he  
22 would entertain a motion if no further discussion was necessary.

23  
24 **MOTION:** Commissioner Butler moved that the Planning Commission forward a POSITIVE  
25 recommendation of approval for the request of Scott Dent for a six-lot Preliminary Amended  
26 Subdivision Plat called Blackham Farms Plat "A" on 3.7 acres, approximately located at 527 West  
27 2000 North in the Rural Residential ("RR") Zone, and adopting the exhibits, conditions, and findings  
28 of the staff report as modified by the condition below:

- 29  
30 1. All final Planning, Engineering, and Fire Department requirements are met.

31  
32 Commissioner Patten seconded the motion. The Commissioners unanimously voted "Aye". The  
33 motion carried.

34  
35 **ITEM 2 - Public Hearing: Preliminary Subdivision Plat – Located at approximately 848 South**  
36 **State Street.**

37 **(String Town Neighborhood)**

38 Public Hearing to Consider the Request of Jeremy Trail for a One-Lot Preliminary Subdivision Plat,  
39 called T&J Properties Commercial Subdivision Plat 'A' on 1.74 Acres, approximately located at 848  
40 South State Street in the Commercial Sales-2 ("CS-2") Zone.

41  
42 The above item was continued.

1 **ITEM 3 – Public Hearing: Preliminary Subdivision Plat – Located at approximately 675 West**  
2 **Garden Drive.**

3 **(Mud Hole Neighborhood)**

4 Public Hearing to Consider the Request of Trevor Hodgson for a One-Lot Preliminary Subdivision  
5 Plat called Tabitha's Way Subdivision Plat 'A' on 2.799 Acres, approximately located at 675 West  
6 Garden Drive in the Neighborhood Commercial ("C-N") Zone.

7  
8 **ITEM 4 – Public Hearing: Site Plan – Located at approx. 675 West Garden Drive.**

9 **(Mud Hole Neighborhood)**

10 Public Hearing to Consider the Request of Trevor Hodgson for a Commercial Site Plan for a Food  
11 Pantry located at approximately 675 West Garden Drive in the Neighborhood Commercial ("C-N")  
12 Zone.

13  
14 Agenda items 3 and 4 were presented together and voted on separately.

15  
16 Planner Hawkins presented the Staff Report and identified the location of the subject property.  
17 Bordering the property to the north is a residential neighborhood and the property in question has  
18 additional requirements for building height, screening, and landscape buffering. Planner Hawkins  
19 presented an aerial map of the plat and stated that lots in the zone are typically required to be large  
20 with a minimum frontage and width of 200 feet. The setbacks for the property are 25 feet from the  
21 front property lines and 20 feet from the rear and side property lines adjacent to residential zones.  
22 The proposed plat meets the requirements for the Neighborhood Commercial Zone. Planner Hawkins  
23 presented the site plan and stated that the applicant is requesting to build a food pantry with a few  
24 retail spaces in the building. The building is just under 25,000 square feet in size and the applicant  
25 has provided tabulations for the proposed uses. There will be 2,405 square feet each of office and  
26 retail space. Warehousing will occupy the remainder of the use at 18,649 square feet. Overall, the  
27 building covers 20% of the property and provides adequate parking for the proposed uses. 80 parking  
28 spaces were proposed while 22 are required.

29  
30 Planner Hawkins reported that because the use is next to residential, there are several additional  
31 requirements associated with the site plan. For example, loading docks, pick-up, and delivery areas  
32 may not be located closer than 50 feet from a residential property line. Non-residential trash  
33 containers may not be located closer than 25 feet to a residential property line. Parking must be at  
34 least 20 feet from residential property lines. In all cases, the proposed site plan was found to meet  
35 the zoning requirements in all cases. Adequate landscaping was being provided even though the  
36 property has no open space requirements. The proposed building will be approximately 28 feet tall  
37 and constructed primarily of masonry block. Staff recommended approval of the proposed  
38 subdivision and site plan.

39  
40 Commissioner Butler asked about the additional retail spaces in the building and why there is so much  
41 parking. Tyler Graham was present on behalf of the applicant, Trevor Hodgson. He stated that the  
42 property owners look forward to developing the project. Commissioner Phillips restated the question  
43 concerning the abundant amount of parking. Mr. Graham explained that they do not know what  
44 tenants will occupy the spaces and would prefer to have too much parking than too little.

45  
46 In response to a question raised, Mr. Graham stated that Tabitha's Way plans to use the western  
47 portion of the building. The east spaces will be occupied by tenants. Tabitha's Way will occupy

1 18,649 square feet of warehouse space. The number of volunteers depends on the time of year. The  
2 holidays are the busiest. He estimated that they have a staff of three or four full-time employees and  
3 20 to 30 volunteers at any given time.

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

8  
9 **MOTION:** Commissioner Martineau moved that the Planning Commission forward a POSITIVE  
10 recommendation of approval for the request of Trevor Hodgson for a one-lot Subdivision Plat called  
11 Tabitha's Way Subdivision Plat 'A' on property located at approximately 675 West Garden Drive on  
12 property zoned Neighborhood Commercial; and adopting the exhibits, conditions, and findings of the  
13 staff report, and as modified by the condition below:

- 14  
15 1. All Final Planning, Engineering, and Fire Department requirements are met.

16  
17 Commissioner Redding seconded the motion. The Commissioners unanimously voted "Aye". The  
18 motion carried.

19  
20 **MOTION:** Commissioner Patten moved that the Planning Commission forward a POSITIVE  
21 recommendation of approval for the request of Trevor Hodgson for a Commercial Site Plan for a  
22 commercial building on property located at approximately 675 West Garden Drive on property zoned  
23 Neighborhood Commercial; and adopting the exhibits, conditions, and findings of the staff report,  
24 and as modified by the condition below:

- 25  
26 1. All Final Planning, Engineering, and Fire Department requirements are met.

27  
28 Commissioner Fugal seconded the motion. The Commissioners unanimously voted "Aye". The  
29 motion carried.

30  
31 **ITEM 5 – Public Hearing: Code Text Amendment – Section 10-14: The Grove Zoning District.**  
32 **(City Wide)**

33 Public Hearing to Consider the Request of St. John Properties to Amend City Code Section 10-14:  
34 The Grove Zone by Creating a New Overlay Zone called Valley Grove Overlay (Section 10-14-8),  
35 which provides for Master-Planned High-Density Residential Uses in Conjunction with Commercial  
36 Uses within The Grove Zone.

37 **\*\*CONTINUED FROM 6/8/2023\*\***

38  
39 Community Development Director, Daniel Cardenas, presented the Staff Report and stated that the  
40 applicant, St. John Properties, is asking to create a new overlay zone. An overlay zone involves a set  
41 of rules that go on top of the already established or underlying zoning. The Grove includes the  
42 Commercial Sales, Interchange, and Mixed-Housing Subdistricts. The overlay the applicant proposes  
43 to create will be called the Valley Grove Overlay. It will be a mixed-use with residential, commercial,  
44 and office uses and applicable to the Interchange and Commercial Sales Subdistricts. The proposed  
45 ordinance specifies that the minimum acreage must be 40 acres. It is a legislative decision so an  
46 application for an overlay zone is also a rezone.

1 The Valley Grove Overlay Mixed-Use Zone was described. Residential uses are not currently  
2 allowed so the applicant is proposing to apply the mixed-use zone and add Use #1150 – High-Rise  
3 Apartments. It was noted that the new overlay comes with a Development Agreement that defines  
4 the maximum number of units allowed per project. In this case, it will be a maximum of 1,150 units.  
5

6 Parking issues were discussed. The current parking ratio for any residential unit in The Grove Zone  
7 is two stalls per residential unit. Staff has been working with the developers to provide additional  
8 parking to accommodate visitor parking. They determined that the best approach for parking is to  
9 itemize the parking requirements by type of residential unit. The project will include studios, one,  
10 two, and three-bedroom units. Studios and one-bedroom apartments will require 1.5 parking stalls,  
11 two-bedroom units will require 1.75 stalls, and three-bedroom units will require 2 parking stalls.  
12

13 Director Cardenas reported that previously, it was forbidden by State law to zone or plan based solely  
14 on the Development Agreement. He hoped that presenting a draft of the Development Agreement  
15 will allow the Planning Commission to see some of the concerns that will arise. The Development  
16 Agreement specifies what the applicant and City receive. For example, by allowing residential, the  
17 City requires a certain amount of sales tax-generating uses. At least 200,000 square feet must be for  
18 sales tax-generating uses. The applicant must also provide a promenade/gathering space that meets  
19 specific architectural standards. Staff would like to see something walkable for pedestrians. They  
20 are also working on the landscaping and building materials as well. At the last meeting, the Planning  
21 Commission asked to review the Development Agreement. It is important to decide whether to send  
22 a recommendation to the City Council.  
23

24 Commissioner Fugal thanked Director Cardenas for providing the Development Agreement. His  
25 concern at the last meeting was to ensure that the tradeoff makes sense for the City in the long term.  
26 He supported the portion of the project being dedicated to sales tax-generating uses. He believed this  
27 was the best tradeoff for the property.  
28

29 Commissioner Butler asked about use #1150 and if there is a limit on the height of the high-rise  
30 buildings. Director Cardenas stated there is a limit, and in this case, the applicant is proposing five  
31 stories.  
32

33 Commissioner Fugal asked if they have considered the impact of this development on City services.  
34 He wondered if the impact on City services will outweigh the sales taxes that are generated. Director  
35 Cardenas stated that it is complicated to determine what will be needed in terms of City services. He  
36 stated that 200,000 square feet of retail will benefit the City. Specifics had not been established.  
37

38 Commissioner Butler asked if the streets around the development will be private or public. Director  
39 Cardenas displayed a map and identified which roads will be public and private. Commissioner Butler  
40 asked if 2000 West will become a Utah Department of Transportation (“UDOT”)-maintained road  
41 once it becomes an interchange. City Engineer, Aaron Wilson, reported that the road is part of Lindon  
42 City currently and will be either a Lindon City or UDOT road. He assumed that UDOT will take  
43 ownership of it from I-15 to North County Boulevard.  
44

45 Commissioner Martineau asked if they had looked at the water usage for the retail and residential  
46 uses and whether the City can support it with the current system or if it will have to be upgraded.  
47 Mr. Wilson stated that the applicant will be responsible for anything that has to be upsized. He stated

1 that there is a large line that crosses under the freeway. Potable water was not of concern and is  
2 adequate. The sewer service will be part of the private design that the developer will handle. The  
3 City will not manage that.

4  
5 The applicant, Marty Beaumont from St. John Properties, commented on the tax difference between  
6 Phase 2. Currently, it is in the Interchange Subdistrict and is fully developed but not yet built out.  
7 He explained that some new businesses were not part of the 2022 tax year. Even though the buildings  
8 were built, they were not occupied and generating taxes. For that reason, the tax generation figure  
9 was only 61%. The issue of the benefit of what is proposed was discussed. Mr. Beaumont reported  
10 that if they use the current zoning and build out at 50/50 development they will be similar to what is  
11 shown. With respect to tax generation, there were 85,000 square feet of tax-generating buildings  
12 planned as part of Phase 2. The anticipated taxes to be generated were \$928,000 versus the anticipated  
13 tax in the same area in the same zone of \$431,000. He explained that they are committing to build  
14 200,000 square feet of retail tax-generating properties, which is more than double what is built in  
15 Phase 2.

16  
17 Mr. Beaumont reported that a Traffic Impact Study was conducted and examined the difference if  
18 they build two residential buildings versus mid-rise office buildings. The increase in traffic was 11%  
19 more than if they built a commercial office building. The peak traffic decreases due to the timing of  
20 the retail to residential. Residential units create less of a peak and decrease the amount of traffic than  
21 if they built mid-rise office buildings. Mr. Beaumont presented the results of a recent Environmental  
22 Study conducted by UDOT showing the new interchange planned adjacent to the existing overpass.  
23 The frontage road will have braided on and off ramps. They are currently in the process of purchasing  
24 property from St. John Properties. It is substantial at seven of their total 47 acres, which is about 20%  
25 of their property to accommodate future growth and increased traffic needs. The benefit to St. John  
26 Properties is that they will be provided with a couple of accesses off of the frontage road system  
27 directly into the project, which will create a better traffic flow. It will also solve future congestion  
28 problems.

29  
30 Mr. Beaumont reported that Pleasant Grove City sewer runs through the area. There is a metering  
31 system where it changes from Pleasant Grove to Timpanogos Sewer District pipes. The pipes are all  
32 very large but they will determine if any of the pipes will need to be upsized to accommodate flows.  
33 With regard to water, Mr. Beaumont stated that there is always a demand for water and they will be  
34 required to provide water for the project.

35  
36 Mr. Beaumont commented that the buildings can be a maximum of 130 feet high. They have no  
37 intention to go beyond five stories for the residential buildings and six stories for the office buildings.  
38 They are proposing bottom floor retail with five stories of commercial above.

39  
40 Commissioner Butler asked about the benefit of the office buildings, especially with decreased  
41 occupancy since COVID. Mr. Beaumont stated that their business is to lease space and they have  
42 been very successful at it. They feel there is still a demand for Class A office space and Utah has a  
43 strong economy.

44  
45 Commissioner Fugal asked about the retail and if their model of owning and leasing carries over. Mr.  
46 Beaumont confirmed that it does. Since they began eight years ago, there has been a great deal of  
47 interest in the area. They anticipate the overall concept they are proposing to be very successful.

1 They are very comfortable doing retail and office and the mixed use makes sense. They have worked  
2 at length with the City Council on a vision of what they want to achieve. It has been a compromise  
3 to get to where they feel the market will sustain the retail, the office, and the residential to where it  
4 can be a successful project. He commented that the residential feeds into the retail area.

5  
6 Commissioner Fugal commented that in terms of incentivizing the retail, the intent of the  
7 Development Agreement is to have the retail done while building the residential. He asked what  
8 percentage of the cost of the retail goes toward completing the foundations. Mr. Beaumont stated  
9 that a lot is required to get to that point. To get to a foundation they have to have full site plan  
10 approval, full Building Permit approval, and design, and a contractor to put in all of the underground  
11 and utilities into the building. Once they are to that point they have committed to construct the  
12 building. There was a compromise on their part to get to the level of getting a Building Permit. The  
13 next level includes 132,000 square feet of retail before they can get the second residential building.  
14 He remarked that the City has negotiated well and is trying to avoid repeating past experiences. He  
15 was comfortable that they can make it happen based on their experience and ability to draw in the  
16 right retailers. For that reason, they were comfortable signing the Development Agreement.

17  
18 Chair Phillips stated that there is a natural evolution as rooftops are built and commercial comes. He  
19 used Saratoga Springs as an example of a situation where there were a lot of housetops but not a lot  
20 of commercial for a long period of time. Once they reached a critical mass, the commercial came  
21 because of the demand of the residents. Mr. Beaumont stated that their preference would be to not  
22 have the phasing plan as part of the Development Agreement. The City, however, was adamant that  
23 it not happen without it.

24  
25 Director Cardenas reviewed the various aspects of the project such as the Development Agreement  
26 and design standards. The document was completed in portions and contains specific standards for  
27 the promenades, residential and commercial buildings, amenities, and landscaping. Renderings of  
28 the residential buildings on the promenade were displayed. The concepts of the retail on the bottom  
29 floor with the office above from the architects were also presented. That type of product has been  
30 successful elsewhere and the City wanted to create an enclosed community with a gathering space  
31 where people can relax and recrea  
32 te. It creates a shield with the larger buildings placed next to the freeway to block some of the noise  
33 and create a quiet space.

34  
35 Mr. Beaumont commented that the design requirements result in a much higher quality product than  
36 is currently allowed in the zoning. A compromise was made to ensure that it is a successful product.

37  
38 Commissioner Butler commented on the parking requirements and asked if they encourage cars to be  
39 parked there or if it accommodates visitors. Mr. Beaumont stated that they have been working with  
40 Greystar, which manages multi-family housing. They provided data on downtown Salt Lake City  
41 parking as well as other facilities in the greater Salt Lake Area. The total amount of parking, both  
42 visitor and tenant, was provided showing the unit counts and the parking ratio. The highest was 1.5  
43 stalls per unit. They asked that it be 1.3, which is what the market is offering. Parking was identified  
44 as one of the issues with managed properties. Mr. Beaumont stated that typically more than one  
45 parking stall per unit is difficult to achieve. Director Cardenas recommended that they increase their  
46 levels from 1.75 to 2 based on the number of units. The product will be around 1.6, which is more  
47 than is currently provided in the market. They compromised and are comfortable that they can make

1 it work. Director Cardenas stated that a one-bedroom apartment can house up to three people who  
2 could potentially each have one vehicle. The current requirement is two stalls per unit. He conducted  
3 research and contacted property managers all of whom indicated that they wish they had more  
4 parking. He wanted to make sure that enough parking is provided.

5  
6 Mr. Beaumont commented that typically multi-family housing properties are 95% occupied and  
7 tenants are always moving in and out. On average, they try to stick with what the market is offering.  
8 It can become a City issue when they start bleeding out onto public streets and creating traffic issues,  
9 congestion, and site obstruction issues. In this case, the residential will not be in a high-traffic area.  
10 Director Cardenas commented that in this case, they are not getting any visitor parking.

11  
12 Chair Phillips opened the public hearing. There were no public comments. The Chair closed the  
13 public hearing and invited the Commission to either continue the discussion regarding this item, or  
14 he would entertain a motion if no further discussion was necessary.

15  
16 **MOTION:** Commissioner Fugal moved that the Planning Commission recommend the City Council  
17 APPROVE the request of St. John Properties for the proposed amendments to City Code Chapter 14:  
18 The Grove Zoning District by creating a New Overlay Zone, The Valley Grove Overlay, and adopting  
19 the exhibits, conditions, and findings of the staff report and as modified by the condition below:

- 20  
21 1. The proposed ordinance shall be adopted concurrently with a Development  
22 Agreement.

23  
24 Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Aye". The  
25 motion carried.

26  
27 **ITEM 6 – Public Hearing: Rezone – Located South of Valley Grove Way and East of Pleasant**  
28 **Grove Boulevard.**

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

30 Public Hearing to Consider the Request of St. John Properties for a Zone Change to Apply the Valley  
31 Grove Mixed-Use Overlay on 47.28 Acres of Unplatted Land in The Grove - Commercial Sales  
32 Subdistrict, approximately located South of Valley Grove Way and East of Pleasant Grove Boulevard.

33  
34 **ITEM 7 – Public Hearing: Rezone – Located East of South Mountain View Lane and North of**  
35 **South North County Boulevard.**

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

37 Public Hearing to Consider the Request of St. John Properties for a Zone Change to Apply the Valley  
38 Grove Mixed-Use Overlay on 5.22 Acres of Property Zoned The Grove – Commercial Sales  
39 Subdistrict, on Parcel B of The Grove Subdivision Plat A, located East of South Mountain View Lane  
40 and North of South North County Boulevard.

41  
42 Agenda items 6 and 7 were presented together and voted on separately.

43  
44 Director Cardenas presented the Staff Report and stated that the applicant is proposing to apply the  
45 recently created Overlay Zone to two new parcels of property. There are two applications because  
46 there are two parcels that are separated from each other. Typically the City gets one application for  
47 each parcel. The parcels are 47.28 acres in size with the property on the north being 5.22 acres. The



1 applicant would like to develop a site plan that will apply the rules created. The developer plans to  
2 construct two residential buildings and retail commercial areas.

3  
4 Chair Phillips opened the public hearing. There were no public comments. The Chair closed the  
5 public hearing and invited the Commission to either continue the discussion regarding this item, or  
6 he would entertain a motion if no further discussion was necessary.  
7

8 **MOTION:** Commissioner Fugal moved to forward a recommendation of APPROVAL to the City  
9 Council for the request of St. John Properties to add the Valley Grove Mixed-Use Overlay to property  
10 zoned The Grove – Interchange Subdistrict, on 47.28 acres of property located south of Valley Grove  
11 Way and east of Pleasant Grove Boulevard; and adopting the exhibits, conditions, and findings of the  
12 Staff Report. Commissioner Patten seconded the motion. The Commissioners unanimously voted  
13 "Aye". The motion carried.  
14

15 **MOTION:** Commissioner Butler moved to forward a recommendation of APPROVAL to the City  
16 Council for the request of St. John Properties to add the Valley Grove Mixed Use Overlay to property  
17 zoned The Grove – Commercial Sales Subdistrict, on 5.22 acres of property on Parcel B of The Grove  
18 Subdivision Plat A located east of South Mountain View Lane and north of North County Boulevard;  
19 and adopting the exhibits, conditions, and findings of the staff report. Commissioner Fugal seconded  
20 the motion. The Commissioners unanimously voted "Aye". The motion carried.  
21

22 **ITEM 8 – Public Hearing: Code Text Amendment – Sections 10-15-49: Water Efficiency**  
23 **Standards and Landscape Requirements on Chapters 6,9,10,11,12 and 14.**  
24 **(City Wide)**

25 Public Hearing to Consider a Request from Pleasant Grove City to Create City Code Section 10-15-  
26 49, Water Efficiency Standards and to Amend the Landscape Requirements included in Chapters 6,  
27 9, 10, 11, 12, and 14. The City is proposing to include New Landscaping Requirements with the  
28 Intent to Conserve the Public's Water Resources by Establishing Water Conservation Standards for  
29 the Installation of Grass and Turf as Outdoor Landscaping in all Residential, Commercial, and  
30 Industrial Zones within the City.

31 **\*\*CONTINUED FROM 6/8/2023\*\***  
32

33 Director Cardenas presented the Staff Report and stated that the Central Utah Water Conservancy  
34 District ("CUWCD") has made several recommendations to conserve water. It was recognized that  
35 one of the biggest uses of this resource is the watering of lawns. Staff addressed the amount of grass  
36 that will be installed with all new projects. CUWCD provided various recommendations for  
37 addressing these issues. For residents to qualify for rebates the City needs to adopt the following:  
38

- 39 1. The lawn shall not be less than eight feet wide at the narrowest point.
- 40 2. The lawn shall not exceed 35% of the total landscaped area.
- 41 3. Lawn shall not be installed in park strips, paths, or on slopes greater than 25% or 4:1  
42 grade.  
43  
44  
45

- 1           4.     In commercial, industrial, institutional, and multi-family development common area  
2           landscapes, lawn areas shall not exceed 20% of the total area, outside of active  
3           recreation areas.  
4

5     Director Cardenas commented that the City Code specifies a preference for xeriscape, which is  
6     common in areas such as St. George and Arizona. The Code does not specify or limit the amount of  
7     grass or lawn that can be planted.  
8

9     CUWCD Water Conservation Manager, Savannah Peterson, reported that two programs are available  
10    to residents regardless of whether the standards are adopted. They are the Smart Controller Rebate  
11    or Irrigation Efficiency in residential properties and a Toilet Rebate for homes built before 1994.  
12    Other programs that are available from last year include Flip Your Strip and Locascapes for which  
13    there has been a lot of participation. Applicants from Pleasant Grove City specifically were expected  
14    to be paid out just over \$16,000 for last year alone. Ms. Peterson showed examples of program  
15    participants and stated that the goal is to provide functional and aesthetically pleasing landscapes with  
16    diversity and to not remove 100% of the lawn but to keep it in usable efficiently-irrigatable spaces.  
17    Improvements were made to the program including increasing it from \$.40 to \$1.25 to \$2 to \$3 per  
18    square foot of lawn removed, which is on par with other states that are doing similar programs. For  
19    other projects, they offer \$.50 per square foot of water-efficient landscaping that is installed. She  
20    noted that the new standards have not been applied to new construction. For example, a new  
21    homeowner will have the front and side yards completed but backyards are not done. The program  
22    will help cover the cost of installing water-efficient landscaping in the backyard. Ms. Peterson  
23    reported that they explored website analytics the previous week and found that since May, 85 Pleasant  
24    Grove residents have expressed interest.  
25

26    CUWCD Water Conservation Manager, Rick Maloy, reported that the programs are for residential as  
27    well as commercial. The bulk of the funding goes to commercial and they participate with  
28    commercial developers to provide new and reconfigured landscapes. In commercial, there is very  
29    little purpose for lawn in parking islands. They also offer a Smart Controller Rebate Program and  
30    recently partnered with Orem City to was awarded \$150,000 to convert all of their parks to a central  
31    irrigation controller. They also have a Water Efficiency Program that provides grant funding for  
32    water conservation. Mr. Maloy reported that they have \$7 million worth of funding for water  
33    conservation projects. The State has an additional \$5 million one-time and \$3 million ongoing  
34    funding. There has been a great deal of interest in all of the programs. Mr. Maloy commented that  
35    they are asking municipalities to adopt ordinances because the State took control over some  
36    residential turf programs. For the State funding to be combined with district funding, the standards  
37    must be implemented by statute.  
38

39    The State is at a fairly critical point in terms of water supply and CUWCD is the largest district in the  
40    State. They are also the primary diverter of the Colorado River System. CUWCD provides Colorado  
41    River Water to the Wasatch Front and that system is in jeopardy. One of the things they have done  
42    to negotiate on the Colorado River is to commit with other entities to a 30% reduction in turf. They  
43    realize that will not be achieved through incentives alone and are relying on future developments to  
44    install with less turf. Mr. Maloy reported that CUWCD is the most junior water rights holder in the  
45    State so they are not in a good position to negotiate. The CUWCD is doing its best to convey to other  
46    states that they are doing their part and noted that they use significantly more water than the other

1 basin states. The intent is to show that they are forward-thinking and that our communities are ready  
2 to grow.

3  
4 Ms. Peterson reported that seven other cities in Utah County have adopted the proposed standards  
5 including American Fork, Lehi, Vineyard, Lindon, Alpine, Cedar Hills, Elk Ridge, and Heber City.

6  
7 Chair Phillips asked what makes Utah such a high water user compared to neighboring states.  
8 Mr. Maloy stated that Utah has a history of wanting larger lots, which is changing. That is changing  
9 but they are about 20 years behind other places such as Southern California, Phoenix, and Southern  
10 Nevada. Utahans also love their lawns and are not good at irrigating them appropriately. He reported  
11 that the rate at which irrigation needs to be applied to maintain a healthy lawn is 30 inches of water  
12 per year. Over the last 15 years, it has been found that 60 inches of water is applied per year, which  
13 is nearly double what is needed. Education efforts would continue. Mr. Maloy stated that the  
14 CUWCD along with the Jordan Valley Water Conservancy District offer landscaping classes every  
15 year.

16  
17 In response to a question raised, Mr. Maloy stated that sprinkler heads have an efficiency rating and  
18 eight feet is the smallest with the maximum amount of efficiency. An eight-foot sprinkler is about  
19 60% efficient. This means that 60% of the water makes it to the lawn. There is often a lot of over-  
20 irrigation because of poor equipment. The smaller the area, the more difficult it is to irrigate  
21 efficiently and technology has not caught up. People prefer to remove the lawn and overhead  
22 irrigation in small areas. Mr. Maloy commented that the larger the sprinkler and the area, the more  
23 water that makes it to the lawn. 35% is where the maximum functionality is seen in a lawn space.  
24 Many landscapes are not above the 60% to 70% range. The Governor has stressed the need to  
25 eliminate lawn areas that are non-functional in terms of recreation or use. Mr. Maloy stated that turf  
26 is the cheapest ground cover available and developers are most concerned about their bottom line.  
27 The CUWCD does not want to create additional affordability issues for homeowners so they offer  
28 incentive money to developers as well to make sure that things are done right and held to a higher  
29 standard.

30  
31 Commissioner Butler asked about the best way to deal with corner lots. Mr. Maloy stated that corner  
32 lots typically have very large side yards. Some municipalities define things by fence lines and what  
33 would be included in the 35% area. Ms. Peterson stated that side yards are not defined in the standards  
34 and other municipalities have adjusted the way they define side yards to make it more favorable to  
35 the homeowner.

36  
37 Chair Phillips stated that if the purpose is to conserve water, adopting the standards as written was  
38 probably the best option. Some may not like the 35% rule but it will most likely achieve the goal of  
39 reducing water usage. The other Commissioners agreed. In addition, the residents who want to  
40 participate will not be able to unless the standards are adopted.

41  
42 Chair Phillips opened the public hearing. There were no public comments. The Chair closed the  
43 public hearing and invited the Commission to either continue the discussion regarding this item, or  
44 he would entertain a motion if no further discussion was necessary.

45  
46 **MOTION:** Commissioner Fugal moved to forward a recommendation of APPROVAL to the City  
47 Council for the proposed amendments to City Code Section 10-15-49: Water Efficiency Standards

1 and amend sections of the Code regarding landscaping; and adopting the exhibits, conditions, and  
2 findings of the staff report. Commissioner Butler seconded the motion. The Commissioners  
3 unanimously voted "Aye". The motion carried.

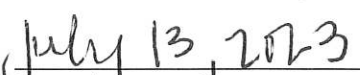
4  
5 **ITEM 9 – Review and Approve the Minutes from the June 8, 2023, Meeting.**

6  
7 **MOTION:** Commissioner Fugal moved to APPROVE the Minutes from the June 8, 2023, meeting.  
8 Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Aye". The  
9 motion carried.

10  
11 **MOTION:** Commissioner Butler moved to ADJOURN the meeting at 9:00 p.m. Commissioner  
12 Martineau seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

13  
14  
15   
16 \_\_\_\_\_  
17 Planning Commission Chair

18   
19 \_\_\_\_\_  
20 Kara Kresser, Planning Tech

21   
22 \_\_\_\_\_  
Date Approved