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2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 AUGUST 10, 2023

6
7 **PRESENT:** Vice-Chair Karla Patten, Jim Martineau, Alicia Redding, Wendy Shirley

8
9 **STAFF:** Daniel Cardenas, Community Development Director; Aaron Wilson, City Engineer;
10 Jacob Hawkins, City Planner; Kara Kresser, Planning Assistant; Christina Gregory, Planning
11 Technician

12
13 **EXCUSED:** Chair Dustin Phillips; Commissioners Todd Fugal and Jeffrey Butler

14
15 In the absence of Chair Dustin Phillips, Vice-Chair Karla Patten called the meeting to order at
16 7:00 p.m.

17
18 **Commission Business:**

19
20 **1. Pledge of Allegiance and Opening Remarks:** Commissioner Redding led the Pledge of
21 Allegiance. Commissioner Martineau offered the opening remarks.

22
23 **2. Agenda Approval.**

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

28
29 **3. Staff Reports:**

- 30
31 • **MOTION:** Commissioner Shirley moved to APPROVE the Staff Reports for
32 tonight. Commissioner Martineau seconded the motion. The Commissioners
33 unanimously voted "Aye". The motion carried.

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

36
37 There were no declarations or abstentions.

1 **ITEM 1 – Public Hearing: Rezone – Located at approximately 1820 North 100 East.**
2 **(Big Spring Neighborhood)**

3 Public Hearing to Consider the Request of Steve Ruf for a Zone Change from RR (Rural
4 Residential) to R1-20 (Single-Family Residential), on Lot 1 of Young Estates Plat A,
5 approximately 0.96 acres, located at approximately 1820 North 100 East.
6

7 City Planner, Jacob Hawkins presented the Staff Report and stated that the applicant Steve Ruf
8 seeks to rezone Lot 1 of Young Estates Plat A from RR (Rural Residential) to R1-20 (Single-
9 Family Residential) to allow for future subdivision. The subject property, as shown on the Zoning
10 Map, is a corner lot (approximately 0.97 acres) in the RR (Rural Residential) Zone. The size of
11 the lot is not large enough to subdivide as it must be a minimum of one-half acre. The R1-20
12 (Single-Family Residential) Zone requires that each lot be at least 20,000 square feet with a
13 minimum lot width of 100 feet. The applicant's property is approximately 345 feet wide and 120
14 feet deep, which is of sufficient size to meet the R1-20 (Single-Family Residential) Zone ordinance
15 requirements for subdivision. The zoning adjacent to the subject lot is mixed RR (Rural
16 Residential) Zone to the north and west, R1-20 (Single-Family Residential) Zone to the east, and
17 R1-12 (Single-Family Residential) Zone to the south. All residential development in the area is
18 single-family homes. Staff recommended approval of the request for rezone as it allows further
19 infill with direct access to a public street and is compatible with the surrounding zones and uses.
20

21 The applicant was present but had no comment.
22

23 Vice-Chair Patten opened the public hearing.
24

25 *Linda Scoville* is not opposed to the rezone. Her concern was that the proposed removal of a large
26 silo on the subject property might damage neighboring properties, including the fence that borders
27 the property. She also asked about lot size should the property be subdivided. She was advised
28 that the property cannot be divided into more than two lots per zoning requirements and that the
29 lots would be similar in size to nearby lots.
30

31 There were no further public comments. The Vice-Chair closed the public hearing and invited the
32 Commission to either continue the discussion regarding this item or she would entertain a motion
33 if no further discussion was necessary.
34

35 Commissioner Shirley advised the audience that the Commission does not address future potential
36 developments as such developments need to comply with the applicable zoning requirements.
37 Community Development Director, Daniel Cardenas, reported that the silo could be taken down
38 tomorrow if desired, pursuant to a Demolition Permit. The removal has no bearing on the zoning
39 requirements.
40

41 **MOTION:** Commissioner Redding moved that the Planning Commission forward a
42 recommendation of APPROVAL to the City Council for the request of Steve Ruf for the rezone
43 of approximately 0.96 acres of property located at 1820 North 100 East, from RR (Rural
44 Residential) Zone to the R1-20 (Single-Family Residential) Zone and adopting the exhibits,
45 conditions, and findings of the Staff Report. Commissioner Martineau seconded the motion. The
46 Commissioners unanimously voted "Aye". The motion carried.

1
2 **ITEM 2 – Public Hearing: Rezone – Located at approximately 184 West 200 North.**
3 **(Little Denmark Neighborhood)**

4 Public Hearing to Consider the Request of Mustang Development for a Zone Change from R1-8
5 (Single-Family Residential) to the Downtown Village Transitional Zone, on approximately 0.79
6 acres of Unplatted Land, located at approximately 184 West 200 North.

7
8 Planner Hawkins presented the Staff Report and stated that the applicant Mustang Development
9 seeks a zone change from R1-8 (Single-Family Residential) Zone to the Downtown Village
10 Transitional Zone on approximately 0.79 acres of unplatted land located at approximately 184
11 West 200 North. Using both zoning and aerial maps the subject property was identified as being
12 in the R1-8 (Single-Family Residential) Zone. Submitted plans show the subject property is to be
13 combined with a second property to the south in the Downtown Village Transitional Zone, into a
14 single development to build duplexes. Both properties are surrounded by single-family residences.

15
16 Two-family residential units are allowed in the Downtown Village Transitional Zone by right and
17 in the R1-8 (Single-Family Residential) Zone by way of a Conditional Use Permit. Several
18 changes are pending that affect those two areas as follows:

- 19
- 20 • Historically, the zoning boundary between the R1-8 (Single-Family Residential) Zone and
21 the Downtown Village Transitional Zone has been clearly delineated by 200 North; and
22 combining these two properties into one development impacts that boundary line by
23 creating an odd-shaped or jagged boundary line.
 - 24 • Staff received direction arising out of council meetings to decrease the area known as the
25 Downtown Village Transitional Zone. The 2022 General Plan Future Land Use Map
26 Designation shows the area being reduced further. On the Land Use Map, he identified
27 both properties to be in the midtown residential section.
 - 28 • There is pending legislation to amend the downtown boundaries to follow straight lines
29 across public streets.
- 30

31 For these reasons, staff recommended denial of the request for a zone change.

32
33 Vice Chair Patten asked why the Downtown Village Transitional Zone was being narrowed.
34 Commissioner Martineau stated that for many years there have been attempts to increase the
35 walkability of the downtown area for downtown development. Director Cardenas further
36 explained that the transition zone initially allowed for certain commercial uses; however, most of
37 those uses were removed last year to create a smoother transition buffer area between multi-family
38 and single-family development. The buffer area is being narrowed as multi-family dwellings now
39 make up the largest percentage (36%) in the City and the focus now is to concentrate more on 200
40 South and Main Street for single-family dwellings. The Planning Department is currently working
41 with the applicant on a project in the 200 South area.

42
43 Commissioner Martineau asked about the status of the 200 North continuations around or through
44 the property. Planner Hawkins stated that the plans submitted currently show no connection and
45 stated that the road ends in a cul-de-sac. The adverse impact of that change on traffic flow and
46 questions about access for all the homes were raised as concerns. City Engineer, Aaron Wilson,

1 stated that they are working in conjunction with the Planning Department to do the review on this
2 issue. He explained that the number of homes currently being suggested is not in line with what
3 they would want to see in that dead-end area, and the plan goes against the direction the City is
4 seeking.

5
6 The applicant, James Hancock, owner of the property, is present with an engineering representative
7 of Mustang Design. They have appeared before the Design Review Board (“DRB”) twice and he
8 knows that they are required to bring in a dog-leg cul-de-sac at 200 South. They planned to have
9 200 South be a thru-street, but the City rejected that plan because the coordinates do not allow that
10 far of an offset. The configuration of the neighboring lot prevents such from being done. He
11 reported that the project is in the midtown residential area, which according to the General Plan,
12 is an area that is to play an important role in the revitalization of the City’s core by offering
13 opportunity for duplex options for people who cannot afford single-family homes, such as young
14 families and students. Although he acknowledged that the land use is to be predominantly single-
15 family residences the General Plan says that mixed housing should be encouraged in that area. He
16 identified locations of nearby fourplexes and duplexes and stated that they are trying to stay
17 congruent. This type of housing is not allowed elsewhere.

18
19 When asked what the number of units would be, Mr. Hancock stated that it would be whatever
20 was allowed in the zone. There was general discussion on different types of multi-housing units,
21 roadway extensions, and issues pertaining to offsets. Mr. Hancock stated that they have discussed
22 alternatives for access and walkways in the area. Director Cardenas identified that some of the
23 fourplexes pointed out are now in areas that allow only single-family homes and are, therefore,
24 designated as non-conforming uses. If torn down, those properties would lose their multi-family
25 status and be required to be single-family. Discussion continued about the area being
26 predominantly single-family units versus encouraging multi-family homes, and affordable housing
27 issues. Concern was additionally expressed about the irregularity of the streets.

28
29 Vice-Chair Patten opened the public hearing. There were no public comments. The Vice-Chair
30 closed the public hearing and invited the Commission to either continue the discussion regarding
31 this item, or she would entertain a motion if no further discussion was necessary.

32
33 There was discussion about the lack of a thru street and what the make-up of the area should be
34 considering the surrounding neighborhood and the vision of the City. Director Cardenas
35 commented that there is a difference between a land use map in the General Plan and a zoning
36 map. Identifying the midtown residential area on the General Plan map, he noted that it includes
37 different zones within it allowing for opportunities. The commission is to determine whether the
38 requested zoning change would best serve the City.

39
40 **MOTION:** Commissioner Martineau moved the Planning Commission to forward a
41 recommendation of DENIAL for the request of Mustang Development for the rezone of
42 approximately 0.79 acres of property located at approximately 184 West 200 North, from the R1-
43 8 (Single-Family Residential) Zone to the Downtown Village – Transitional Zone. The motion
44 died for lack of a second.

1 **MOTION:** Commissioner Redding moved that the Planning Commission forward a
2 recommendation of APPROVAL to the City Council for the request of Mustang Development for
3 the rezone of approximately 0.79 acres of property located at approximately 184 West 200 North,
4 from the R1-8 (Single-Family residential) Zone to the Downtown Village – Transitional Zone and
5 adopting the exhibits, conditions, and findings of the staff report. Commissioner Patten seconded
6 the motion. Vote on motion: Commissioner Redding-Aye, Commissioner Shirley-Nay,
7 Commissioner Martineau-Nay, Commissioner Patten-Aye. The motion failed 2-to-2.

8
9 Director Cardenas stated that they could continue the motion to a date certain for more information.
10 The matter was to be heard by the City Council on September 19, 2023.

11
12 **MOTION:** Commissioner Martineau moved that the Planning Commission CONTINUE the
13 request of Mustang Development for the rezone of approximately 0.79 acres of property located
14 at approximately 184 West 200 North, from the R1-8 (Single Family Residential) Zone to the
15 Downtown Village – Transitional Zone, until August 24, 2023, Planning Commission Meeting
16 based on the following findings:

- 17
18 1. The Commission vote was split 50/50, and more information is needed.

19
20 Commissioner Shirley seconded the motion. The Commissioners unanimously voted “Aye.” The
21 motion carried.

22
23 The following information was to be provided at the August 24, 2023 hearing:

- 24
25 A. The City Engineer shall provide an update and assessment of related deadhead lines
26 for water and traffic issues in the area.
27
28 B. The applicant will provide additional information about the Development Plan.
29
30 C. Staff will provide information regarding the changes being made or contemplated
31 that affect the Downtown Village Transition Zone, including but not limited to lot
32 sizes, pending legislation, and so on.
33

34 **ITEM 3 - Public Hearing: Vicinity Plan Amendment – Located at approximately 85 East**
35 **2430 North.**

36 **(North Field Neighborhood)**

37 Public Hearing to Consider the Request of Carol’s Countryside, LLC for a Vicinity Plan
38 Amendment, approximately located at 85 East 2430 North in the RR (Rural Residential) Zone.

39
40 **ITEM 4 – Public Hearing: Preliminary Subdivision Plat – Located at approximately 85 East**
41 **2430 North.**

42 **(North Field Neighborhood)**

43 Public Hearing to Consider the Request of Carol’s Countryside, LLC for One Lot and Two Parcels
44 Preliminary Subdivision Plat, called Carol’s Countryside Plat ‘B’ on 14.815 acres, approximately
45 located 85 East 2430 North in the RR (Rural Residential) Zone.

1 Items 3 and 4 were heard together but voted on separately.
2

3 Planner Hawkins presented the Staff Report and stated that the applicant, Carol's Countryside, is
4 seeking approval of a Vicinity Plan Amendment and Preliminary Subdivision Plat on property
5 located at 85 East 2430 North in the RR (Rural Residential) Zone. On an aerial map displayed,
6 the surrounding area was identified as primarily residential. The original Vicinity Plan was
7 compared to the amended Vicinity Plan. Access to the property is currently from 2430 North.
8 Once the two parcels are subdivided, access will connect 2430 North and Michael Leon Lane with
9 an extension to North Canyon Road. The key change identified was the omission of the cul-de-
10 sac. The preliminary subdivision plat contains one lot that contains one structure and two
11 unbuildable parcels that will be sold and subdivided at a future point. The Amended Vicinity Plan
12 will be implemented when the subdivisions are developed. Easements were being put in place to
13 protect future rights-of-way. Staff recommended approval of both items.
14

15 The applicant, Brian Balls, Summit Engineering was present and is the Project Engineer and
16 Surveyor. Commissioner Martineau stated that the roads make sense for future development.
17

18 Vice-Chair Patten opened the public hearing.
19

20 *Jon Andrus* identified himself as the owner of wedged-shaped Lot 8. On May 29, 2019, he,
21 Elizabeth Passmoore, and the City agreed, in recorded writing, that the area roads (acceptably
22 built) were to be dedicated to the city. Currently, his lot is landlocked. He further states that he
23 did not approve anything that says he cannot access 100 East. He wants to be able to develop his
24 land with reasonable speed and does not want to be intimidated by waiting to be provided the roads
25 that the developers said they would put in place. He wants to be assured that his lot will have
26 public road access. He currently accesses Lot-8 from the north, using another piece of property
27 he also owns.
28

29 Discussion was held about current road concerns and future road plans considering the need for
30 future development. Commissioner Martineau stated that when the roads are developed, they will
31 meet the City's engineering requirements and be designated as City roads. City Engineer, Aaron
32 Wilson agreed and added that the road network will not be built; however, until the area is
33 developed. The plat grants access to one lot only. If the Vicinity Map Amendment is approved,
34 the roads will be approved and constructed depending on the subdivision and sale. He noted that
35 the roads could be changed again with future development.
36

37 *Tammy Parker*, the owner of a neighboring property, states that a Utah County Parcel Map shows
38 that they are granted access to their property from the developer's property. The proposed plat
39 does not give her access to 100 East. Ms. Parker accesses her property from a driveway that comes
40 from 200 East.
41

42 After some discussion about access for the neighboring properties, Mr. Balls explained that
43 because the property on Parcel A cannot be immediately developed there is no road access shown
44 on the plat. The Vicinity Plan, however, shows the future road access and identifies an easement
45 to 100 East that is in place. Potential buyers were advised that road access to 100 East is required.

1 He added that the Code also requires that there will be dual access through Parcel B, which will
2 provide thru-access.

3
4 Commissioner Martineau stated that they are addressing the division of property to allow one lot
5 and two parcels that can be divided and sold. Director Cardenas stated that the proposed vicinity
6 plan amendment addresses the roadways once the property is sold and can be developed. The only
7 public roads that can be approved are those that access developable lots. The plat creates one lot
8 which is to be used as a residential lot and requires access to a public street. The two parcels
9 cannot be developed until the roads are put in according to the network on the amended vicinity
10 plan. He noted that whoever buys the parcel could further change the configuration of the road by
11 another vicinity plan amendment.

12
13 Vice-Chair Patten invited Mr. Balls to address the easement issue being raised. Mr. Balls stated
14 that rights-of-way and easements are anticipated as addressed in the plat note for Lot 2 and the
15 hatched areas on the plat map that show an anticipated right-of-way and Public Utility Easements
16 (“PUE”). The note reads “Right-of-way and utility easement for Lot-2 and Rose Patch Hay, LLC
17 parcel.” This wording serves as a function of not landlocking property. He stated that 100 East is
18 a County Road and he was not familiar with how either the County or the Utah Department of
19 Transportation (“UDOT”) addresses specific access to their roadways, however, the access issues
20 discussed were expressly addressed in the easement note. The Vicinity Plan addresses City streets
21 and will not be recorded by the County.

22
23 *Patricia Andrus* asked about plans for the nearby sewer line and a City ditch in the area to the
24 west. She wanted to develop her land and was concerned about what was going to happen. She
25 was advised that the issue would be addressed at the time of development. She was also advised
26 that City Planners were available for such questions.

27
28 *Megan Willis* asked about future road improvements and commented that some of the streets are
29 narrow with no sidewalks, which was dangerous for children. She was advised that road
30 engineering issues were not currently before the Commission.

31
32 Director Cardenas commented that he appreciated those who spoke. The public was welcome to
33 come to the Planning Department with their questions.

34
35 *Jon Andrus* asked what specifically was being approved tonight. The request was to approve the
36 request for one lot, two parcels for the plat, and the Vicinity Map Amendment. Mr. Andrus stated
37 that what was previously signed was a legal contract for City roads recorded with the County.

38
39 There were no further public comments. The Vice-Chair closed the public hearing and invited the
40 Commission to either continue the discussion regarding this item, or she would entertain a motion
41 if no further discussion was necessary.

42
43 **MOTION:** Commissioner Shirley moved that the Planning Commission recommend
44 APPROVAL of the request of Carol’s Countryside, LLC for a Vicinity Plan Amendment for
45 property located at approximately 85 East 2430 North in the RR (Rural Residential) Zone; and

1 adopting the exhibits, conditions, and findings of the staff report, and as modified by the condition
2 below:

- 3
4 1. All Final Planning, Engineering, and Fire Department requirements are met.

5
6 Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Aye".
7 The motion carried.

8
9 **MOTION:** Commissioner Martineau moved that the Planning Commission forward a positive
10 recommendation of APPROVAL for the request of Carol's Countryside, LLC for a Preliminary
11 Subdivision Plat with one lot and two parcels for property located at approximately 85 East 2430
12 North in the RR (Rural Residential) Zone; and adopting the exhibits, conditions, and findings of
13 the staff report, and as modified by the condition below:

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

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

17 **ITEM 5 - Public Hearing: Site Plan – Located at approximately 1135 South Valley Grove**
18 **Way.**

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

20 Public Hearing to Consider the Request of Sequoia Development for a Commercial Site Plan for
21 a Hotel, located at approximately 1135 South Valley Grove Way in The Grove Interchange
22 Subdistrict.

23
24 Planner Hawkins presented the Staff Report and stated that the request was for a Commercial Site
25 Plan for a dual-brand hotel called True Homes 2 Suites located in The Grove Interchange
26 Subdistrict at approximately the corner of Valley Grove Way and Mountain View Lane. Using an
27 aerial map, the surrounding property includes retail, offices, restaurants, and a few vacant spaces
28 to the north and south. The hotel will be a five-story building with 143 rooms for guests. The
29 parking requirements are met as there will be an equal number of parking spaces. The project
30 meets the landscape requirements, with the only exception being that the landscape buffer distance
31 along the street is 23 feet instead of the required 25 feet. That variance is acceptable if the project
32 meets and exceeds City standards for open space, architecture, and amenities. Here the open space
33 is 23%, which is about the zone requirements. Drawings of the building elevations are shown and
34 the primary building materials are identified to be fiber cement panels, with accent material of
35 Exterior Insulation Finishing Systems ("EIFS") in some sections. Overall, the materials meet the
36 zoning ordinance requirement that 49% or less be accent materials and 51% needs to be approved
37 material. The project was reviewed and approved by the DRB on July 17, 2023, including the
38 elevations, site, and landscaping plans. He also showed the building renderings.

39
40 The applicant, Alex Moffit from Sequoia Development, was present and stated that they built the
41 Hyatt. The proposed building will be beautiful and he was prepared to move forward. It was noted
42 that the Home Suites 2 have kitchenettes.

1 Vice-Chair Patten opened the public hearing. There were no public comments. The Vice-Chair
2 closed the public hearing and invited the Commission to either continue the discussion regarding
3 this item, or she would entertain a motion if no further discussion was necessary.

4
5 **MOTION:** Commissioner Redding moved that the Planning Commission forward a positive
6 recommendation of APPROVAL for the request of Sequoia Development for a Commercial Site
7 Plan for a hotel located at approximately 1135 South Valley Grove Way on property zoned The
8 Grove – Interchange Subdistrict; and adopting the exhibits, conditions, and findings of the staff
9 report, and as modified by the condition below:

- 10
11 1. All Final Planning, Engineering, and Fire Department requirements are met.

12
13 Commissioner Martineau seconded the motion. The Commissioners unanimously voted “Aye”.
14 The motion carried.

15
16 **ITEM 6 - Public Hearing: Site Plan – Located at approximately 1595 West State Street.**
17 **(Sam White’s Lane Neighborhood)**

18 Public Hearing to Consider the Request of David Runnells for a Commercial Site Plan for a
19 Restaurant, located at approximately 1595 West State Street in The Grove Commercial Sales
20 Subdistrict.

21
22 Planner Hawkins presented the Staff Report and stated that the applicant, David Runnells, seeks a
23 Commercial Site Plan for a restaurant located at 1595 West State Street in The Grove Commercial
24 Sales Subdistrict with the Grove Mixed-Use Overlay. The building location and access sites are
25 identified on aerial and zoning maps and it is identified as part of a Master Plan that will include
26 other restaurants in the area. There are differences in the Master Plan as compared with the Site
27 Plan as to footprint and building site but the access points remain the same. The site plan shows
28 36 parking spaces which, at present, is deemed to meet the requirements, as they do not yet have
29 the floor plans. The parking requirement for restaurants is one parking space for every 100 feet of
30 area excluding kitchen and storage areas. This area is approximately 3,500 square feet in size.
31 The Landscape Plan is adequate except for a 20-foot buffer between the street and the drive-thru
32 which is narrower than required. That exception can be allowed where the project meets and
33 exceeds the requirement for open space, architecture, and amenities. In this case, the open space
34 is 13% on the property which exceeds the required minimum of 10%. He provided exhibits
35 showing the elevations and stated the building material is primarily fiber cement panels with
36 synthetic stone. The plans were approved by the Design Review Board (“DRB”) on July 31, 2023.
37 Staff recommended approval.

38
39 There was general discussion about access and improvements as the Master Plan is built out.
40 Existing traffic signals in the area were identified.

41
42 The applicant, David Runnells stated that they have a Load Stacking Plan in place. He described
43 the locations of the order and pick-up windows and stated that there is an adequate area for car
44 services.

1 Vice-Chair Patten opened the public hearing. There were no public comments. The Vice-Chair
2 closed the public hearing and invited the Commission to either continue the discussion regarding
3 this item, or she would entertain a motion if no further discussion was necessary.

4
5 **MOTION:** Commissioner Martineau moved that the Planning Commission forward a positive
6 recommendation of APPROVAL for the request of David Runnells for a Commercial Site Plan for
7 a restaurant, located at approximately 1595 West State Street on property zoned The Grove-
8 Commercial Sales Subdistrict; and adopting the exhibits, conditions, and findings of the staff
9 report, and as modified by the condition below:

- 10
11 1. All Final Planning, Engineering, and Fire Department Requirements are met.

12
13 Commissioner Shirley seconded the motion. The Commissioners unanimously voted "Aye". The
14 motion carried.

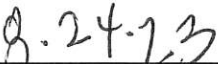
15
16 **ITEM 7 – Review and Approve the Minutes from the July 27, 2023, Meeting.**

17
18 Approval of the minutes was continued to August 24, 2023.

19
20 **MOTION:** Commissioner Martineau moved to ADJOURN the meeting at 8:35 p.m.
21 Commissioner Redding seconded the motion. The Commissioners unanimously voted "Aye".
22 The motion carried.

23
24
25 
26 _____
27 Planning Commission Chair

28 
29 _____
30 Kara Kresser, Planning Assistant

31
32 
33 _____
Date Approved