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2
3 **PLEASANT GROVE CITY**
4 **PLANNING COMMISSION MEETING MINUTES**
5 **AUGUST 24, 2023**
6

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

10 **STAFF:** Daniel Cardenas, Community Development Director; Aaron Wilson, City Engineer; Kara
11 Kresser, Planning Assistant; Christina Gregory, Planning Technician
12

13 **EXCUSED:** Jacob Hawkins, City Planner
14

15 Chair Dustin Phillips called the meeting to order at 7:00 p.m.
16

17 **Commission Business:**
18

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

22 2. **Agenda Approval.**
23

- 24 • **MOTION:** Commissioner Martineau moved to APPROVE the night's agenda with a
25 continuance of the second item on the agenda until the next meeting scheduled for
26 September 14, 2023. Commissioner Patten seconded the motion. The Commissioners
27 unanimously voted "Aye". The motion carried.
28

29 3. **Staff Reports:**
30

- 31 • **MOTION:** Commissioner Fugal moved to APPROVE the Staff Reports as presented.
32 Commissioner Redding seconded the motion. The Commissioners unanimously voted
33 "Aye". The motion carried.
34

35 4. **Declaration of Conflicts and Abstentions from Commission Members.**
36

37 There were no declarations or abstentions.
38

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

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

6 ****CONTINUED FROM 8/10/2023****

7
8 Community Development Director, Daniel Cardenas, presented the Staff Report and stated that the
9 above item was continued from the last meeting. An aerial map was displayed with the area in
10 question identified. Currently, the property is divided into different parcels and must be platted to
11 obtain a Residential Building Permit. The applicant approached City Staff and attended a
12 Development Review Committee (“DRC”) Meeting in an effort to get ideas from the Engineering,
13 Public Works, Fire and Building Departments. The subject property is located north of 200 North.
14 Mr. Cardenas presented a map showing that the proposed project impacts the area submitted for a
15 rezone as well as the surrounding area. A zone boundary begins on 200 North and continues east. It
16 separates the Downtown Zone from the Single-Family Zone.

17
18 Mr. Cardenas reported that the applicant is proposing to develop duplexes; however, duplexes are not
19 allowed as the property is zoned single-family. At the last meeting, Staff recommended denial of the
20 request based on the fact that Staff typically does not support rezones with the objective of increasing
21 density. In addition, the zone boundary is 200 North. The Downtown Zone will also have to be
22 modified to create a new zone. Staff wants to eliminate the jagged boundaries and limit or delegate
23 the zones along public streets. Mr. Cardenas stated that the issue of potentially amending the General
24 Plan was recommended, however, staff did not support doing so. He presented the two land use
25 designations from the General Plan and stated that they have already been established.

26
27 Mr. Cardenas reported that the General Plan includes language pertaining to Midtown Residential,
28 which contains a variety of housing types including single-family, duplexes, triplexes, and fourplexes.
29 The General Plan sets forth objectives for the Midtown Residential area. Staff has had issues in the
30 past with the criteria for the different zones including R1-8, R1-7, and RM-7. The intent is to protect
31 the Downtown Zone. The entirety of Midtown Residential will not necessarily allow for duplexes,
32 which are allowed in some Midtown areas. Mr. Cardenas identified areas in Midtown Residential
33 where duplexes are allowed. He stressed the need to determine where they are appropriate and should
34 be allowed.

35
36 Mr. Cardenas identified a multi-family housing area and stated that if the dwellings were destroyed,
37 they would have to be replaced with structures that conform to the correct zone. Staff recommended
38 maintaining the current zone boundary. He hoped the current map was clearer in terms of what is
39 allowed in each zone. Downtown Commercial allows for multi-family housing and throughout. In
40 response to a question raised, Mr. Cardenas stated that when a fourplex is sold it can remain a fourplex
41 or duplex unless it is destroyed by a natural disaster. In the case of a remodel, the current use can
42 remain if the exterior walls are maintained. The Code is very specific with regard to how to continue
43 the use of a non-conforming structure.

44
45 Commissioner Fugal asked about Conditional Use Permits allowing two-family buildings.
46 Mr. Cardenas responded that seven years ago the City determined that duplexes are allowed with a
47 Conditional Use Permit. Narrow lots that cannot meet the setback requirements can share a wall.

1 The allowance was one unit per 8,000 square feet. In instances where there are inadequate setbacks,
2 buildings can be placed next to one another.

3
4 Commissioner Redding asked if 200 West will ever connect all the way through. City Engineer,
5 Aaron Wilson explained that it is a local road and the City does not dictate where local roads are
6 placed. A road connecting 100 West was possible but would be at the discretion of the developer
7 who would be required to meet the applicable Codes and standards. Currently, the applicant is not
8 proposing that because the property does not comply with the City Code.

9
10 Mark Johnson, the Owner of Mustang Design was present with the property owner, James Hancock.
11 Mr. Johnson indicated that he was not in attendance at the meeting where the project was originally
12 presented. He listened to the presentation and received the Staff Report earlier in the day. He was
13 confused and stated that this is a simple application. When they start a project like this one, they
14 always look at the current Code. At that time the City informs them of what they can do with their
15 property. They have been working with staff for the past several months in an effort to determine
16 what can be done with the property. The desire was to develop twin homes since they are currently
17 allowed. They would like to do something very similar to what exists in terms of construction and
18 architecture.

19
20 The housing types will all be similar to what is currently allowed by Code. Mr. Johnson was confused
21 because the Staff Report specifies that the zoning ordinances for the Downtown Village are being
22 reworked. He understood that the City Council is the legislative body. There is also a statement that
23 states that the proposed boundaries for the Downtown Subdistrict will follow straight lines across
24 other streets. Mr. Johnson was confused by the wording that specifies that the current ordinance is
25 "pending legislation". Based on the information provided, he asked that the Commission consider
26 what is currently codified. He believed they are entitled to request the zone change. He noted that
27 the property in question is in the Midtown Zone.

28
29 Mr. Johnson read from the General Plan regarding what is desired in the area as follows:

30
31 "The area is envisioned to remain predominantly single-family in character but also
32 offers a unique opportunity for providing "missing middle" housing such as twin
33 homes, duplexes, and similar forms of housing that are a good fit for the area and
34 provide options for young families who otherwise cannot afford a single-family
35 residence, yet do not desire to live in a higher-density apartment complex. The
36 "missing middle" housing should be encouraged in this area.'

37
38 Mr. Johnson stated that they are following that direction. They have been encouraged by the current
39 General Plan to propose the current plan, which is an effort to provide the "missing middle". Mr.
40 Johnson believed what was presented meets the requirements. He referenced a comment regarding
41 the lack of multi-family housing in the area and identified where multi-family housing currently
42 exists. They were asking to develop a twin home development, which can be accomplished with the
43 proposed zoning. He urged the Commission to consider the current laws and guidelines that are in
44 place.

45
46 Mr. Hancock reported that several questions were raised at the last meeting and the request tabled to
47 allow for more information to be gathered. He drove the neighborhood earlier in the day and

1 identified several homes with basement addresses. He identified duplexes, triplexes, fourplexes, and
2 eightplexes in the City as well. He stated that they were not built illegally and acknowledged that the
3 zoning ordinance has changed over the years. Mr. Cardenas mentioned in the Staff Report that the
4 applicant has requested a zone change to the Downtown Village Transitional Zone in order to
5 incorporate more lots in the area when they choose to subdivide the property. Mr. Hancock stated
6 that the current zoning represents what the City wants to see developed. The Midtown Residential
7 area in the General Plan includes what is shown in green on the map to the Pipe Plant. According to
8 the General Plan, "missing middle" housing should be encouraged in this area. The intent was to
9 revitalize the downtown area of the City.

10
11 The General Plan also specifies that the transformation of the downtown area is a priority for the
12 community and every effort should be made to help it grow and thrive. The American Planning
13 Association has also stated that housing allows the residential population to patronize, augment, and
14 augment demand for downtown businesses and downtown residents help create a safe and lived-in
15 atmosphere. Mr. Hancock stressed that that is what they are trying to accomplish.

16
17 The desire is to provide the "mixed middle", which will include higher density and is desired in the
18 downtown area. The Land Use Section sets forth goals and strategies. Action Item 1.1.2 states that,
19 "The Midtown Residential and Downtown Districts implement ordinances to allow affordable
20 housing options such as townhomes, duplexes, and triplexes while requiring compatibility, scale, and
21 character with existing single-family neighborhoods."

22
23 Action Item 7.1.2 specifies that "The existing ordinances and Codes should be modified in the existing
24 Downtown/Midtown areas to facilitate the creation of affordable housing options such as townhomes,
25 duplexes, triplexes, and quadplexes while requiring compatibility with the scale and character of the
26 existing neighborhoods." Mr. Hancock stated that what is proposed is what should be occurring. He
27 explained that what is proposed is affordable housing in terms of size and scope. He was surprised
28 that staff recommended denial and stated that affordable housing should be encouraged in the
29 Midtown Area. He asked where it should be encouraged if not here.

30
31 Mr. Johnson added that this is a revitalization project and an opportunity to revitalize the area. He
32 grew up in Pleasant Grove and is very familiar with the City.

33
34 Commissioner Shirley asked the applicants to address road circulation. Mr. Hancock identified the
35 location of the two proposed cul-de-sacs and stated that the City informed him that he could not put
36 the proposed road through as he does not own the existing home. If a road were to go through, the
37 duplex would have to be razed as it is in the way.

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

42
43 Mr. Cardenas addressed comments and explained why staff recommended denial. He reported that
44 the General Plan is general in nature. The area is characterized by a diverse mix of housing types and
45 is primarily built out. The area is envisioned to remain mainly single-family in character, however,
46 some areas have different designations. Mr. Cardenas identified areas where what the applicants are

1 proposing would fit better. The City is making an effort to preserve areas for the proposed type of
2 development and provide affordable housing.

3
4 Mr. Cardenas explained that “pending legislation” involves items Staff is working on and must be
5 adopted before a decision is made. In this case, the pending legislation has nothing to do with the
6 current request.

7
8 Commissioner Shirley asked how long the area shown in yellow on the map has been zoned single-
9 family. Mr. Cardenas estimated that it has been that way for 20 to 25 years. He reported that some
10 duplexes in the area were built in the 1970s.

11
12 Mr. Cardenas indicated that Midtown Residential covers all R1-8 and R1-7 zones. Commissioner
13 Fugal felt that providing “missing middle” housing makes more sense next to the Downtown Zone
14 than on 100 South. He questioned what is envisioned for the .79-acre parcel north of 200 South that
15 will not be connected to any other development. He questioned what they are preserving by requiring
16 8,000-square-foot lots. Mr. Cardenas stated that the burden of proof is on the applicant. If the
17 Commission feels the reasons presented are appropriate, they can recommend approval to the City
18 Council who will make the final decision. Commissioner Fugal asked what staff is trying to preserve
19 other than a straight zoning line that is not tied off. Mr. Cardenas explained that they are trying to
20 preserve the boundary. Most of the feedback received urged the City to preserve single-family
21 housing. Staff recognized that multi-family housing is needed but believes that the zoning has already
22 been created. Mr. Cardenas explained that the intent is to keep the boundary lines straight and the
23 zones well delineated.

24
25 In most cases, the recommendation from staff is to keep the lines straight. The work taking place
26 downtown has nothing to do with this project and there will not be a boundary in the middle of a lot.

27
28 Commissioner Fugal clarified that 200 North will never become a thru street regardless of the
29 outcome of this request. As a result, it seemed like the area will differ from others being discussed.
30 Mr. Cardenas explained that since there is a home where the road will be, it cannot go through. It
31 will, however, be a public street. Commissioner Fugal addressed potential options if developers own
32 the property on the southeast corner of the intersection. Something could be done but it would require
33 working with another property owner.

34
35 The observation was made that multi-family housing surrounds the subject property and will not
36 likely attract someone who is looking for a single-family home. The comment was made that it makes
37 sense to do what the applicant is requesting; however, they are entering into an area that the City has
38 designated as single-family. In areas designated for duplexes, there is nowhere to build. It was noted
39 that 36% of the City already has multi-family housing. Commissioner Shirley commented that as a
40 realtor she works with first-time buyers who are priced out of the market but still want something that
41 looks like a home with a yard. It was noted that by definition, a twin home is not multi-family
42 housing. Commissioner Shirley was of the opinion that what the applicant is asking for fits in the
43 area.

44
45 Chair Phillips asked why the boundary is 200 North rather than 400 North. Mr. Cardenas explained
46 that he has been working with the City Council to reduce the area rather than expand it. The neighbors
47 approached the City and expressed a desire for more single-family housing. They have eliminated

1 90% of the commercial uses in the zone. Chair Phillips stated that the applicant mentioned
2 revitalization and believed the area would look better with revitalization than it does currently. The
3 comment was made that if the area is not rezoned, it will become five lots, which could remain
4 undeveloped. He questioned the benefit to the City. A preference was expressed for the property to
5 be developed rather than not.

6
7 Commissioner Shirley asked if a condition could be added that the applicant develop twin homes.
8 Mr. Cardenas stated that what is developed will have at least a small backyard. It was noted that the
9 units will be for sale and not rentals.

10
11 **MOTION:** Commissioner Redding moved to forward a recommendation of APPROVAL to the City
12 Council for the request of Mustang Design for a Zone Change from R1-8 (Single-Family Residential)
13 to the Downtown Village Transitional Zone, on approximately 0.79 acres of Unplatted Land, located
14 at approximately 184 West 200 North and adopting the and adopting the exhibits, conditions, and
15 findings of the Staff Report, and as modified by the condition below.

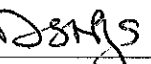
- 16
17 1. All Final Planning, Engineering, and Fire Department requirements are met.

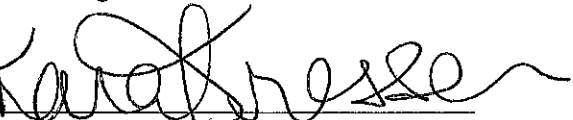
18
19 Commissioner Patten seconded the motion. The Commissioners unanimously voted "Aye". The
20 motion carried.

21
22 **ITEM 2 – Review and Approve the Minutes from the July 27, 2023, and August 10, 2023,**
23 **Meeting.**

24
25 **MOTION:** Commissioner Patten moved to APPROVE the minutes of July 27, and August 10, 2023.
26 Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Aye". The
27 motion carried.

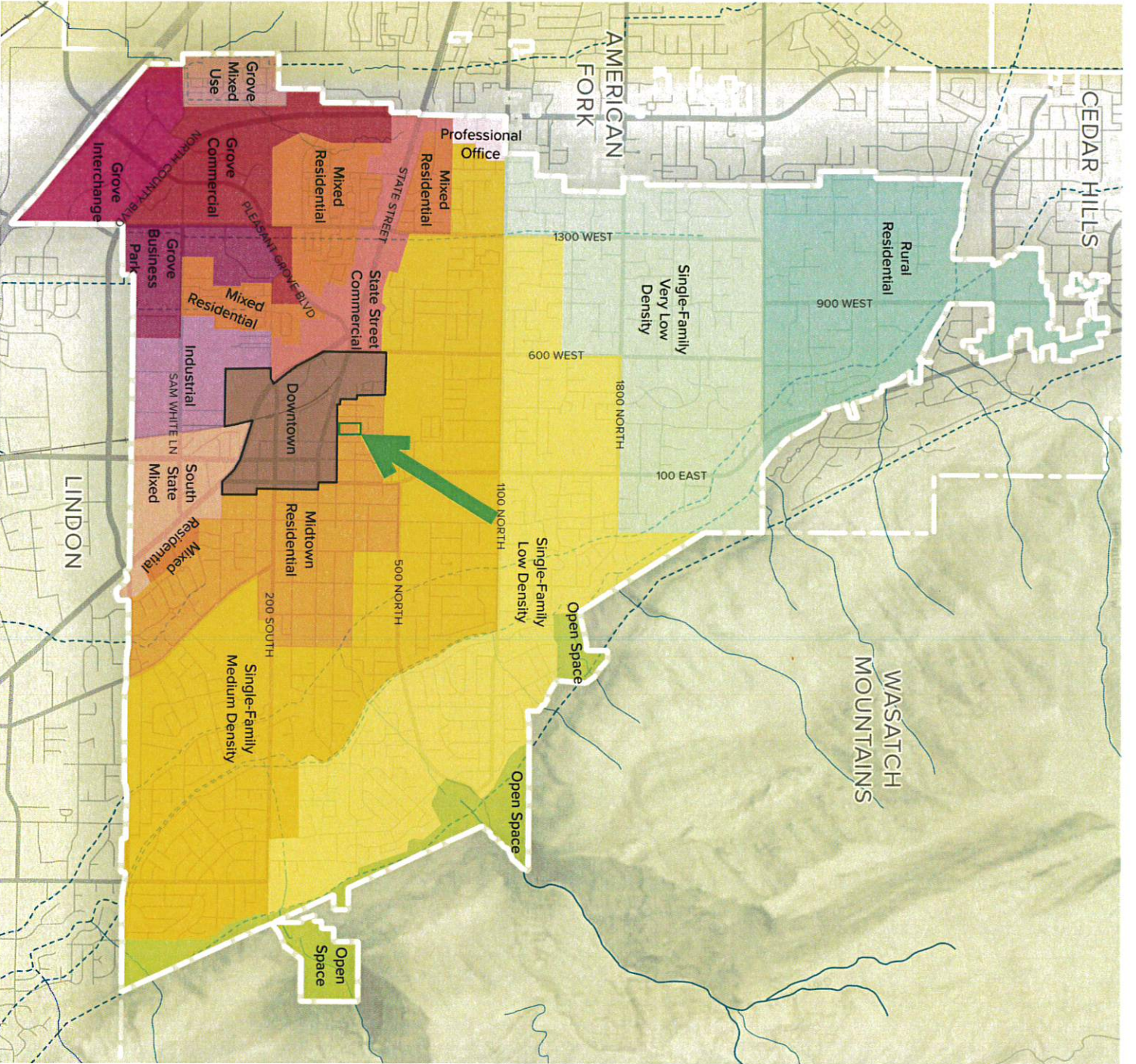
28
29 **MOTION:** Commissioner Fugal moved to ADJOURN the meeting at 8:04 p.m. Commissioner
30 Martineau seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

31
32
33 
34 _____
35 Planning Commission Chair

36
37 
38 _____
39 Kara Kresser, Planning Assistant

40 9-14-23
41 _____
42 Date Approved

**PLEASANT GROVE GENERAL PLAN
MAP 2.2 -
FUTURE LAND USE**



- Downtown
- Grove Business Park
- Grove Commercial
- Grove Interchange
- Grove Mixed Use
- State Street Commercial
- South State Mixed Neighborhood
- Professional Office
- Industrial/Manufacturing
- Mixed Residential
- Midtown Residential
- SF Residential (Medium Density)
- SF Residential (Low Density)
- SF Residential (Very Low Density)
- Rural Residential
- Open Space
- City Boundary
- Stream/River - Perennial
- Stream/River - Intermittent
- Canal/Aqueduct
- Railroads

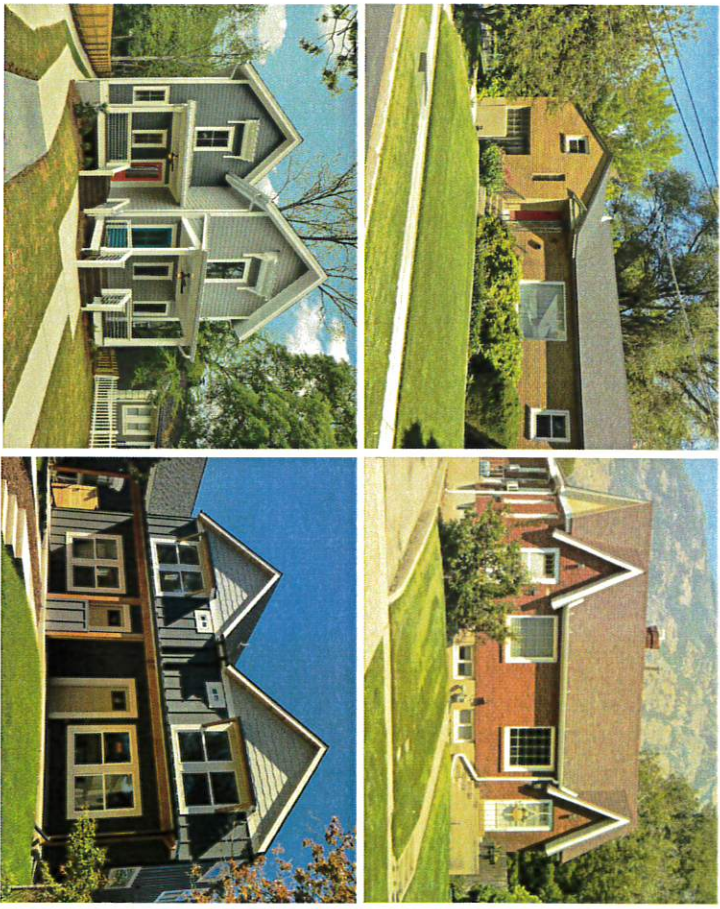


MIDTOWN RESIDENTIAL

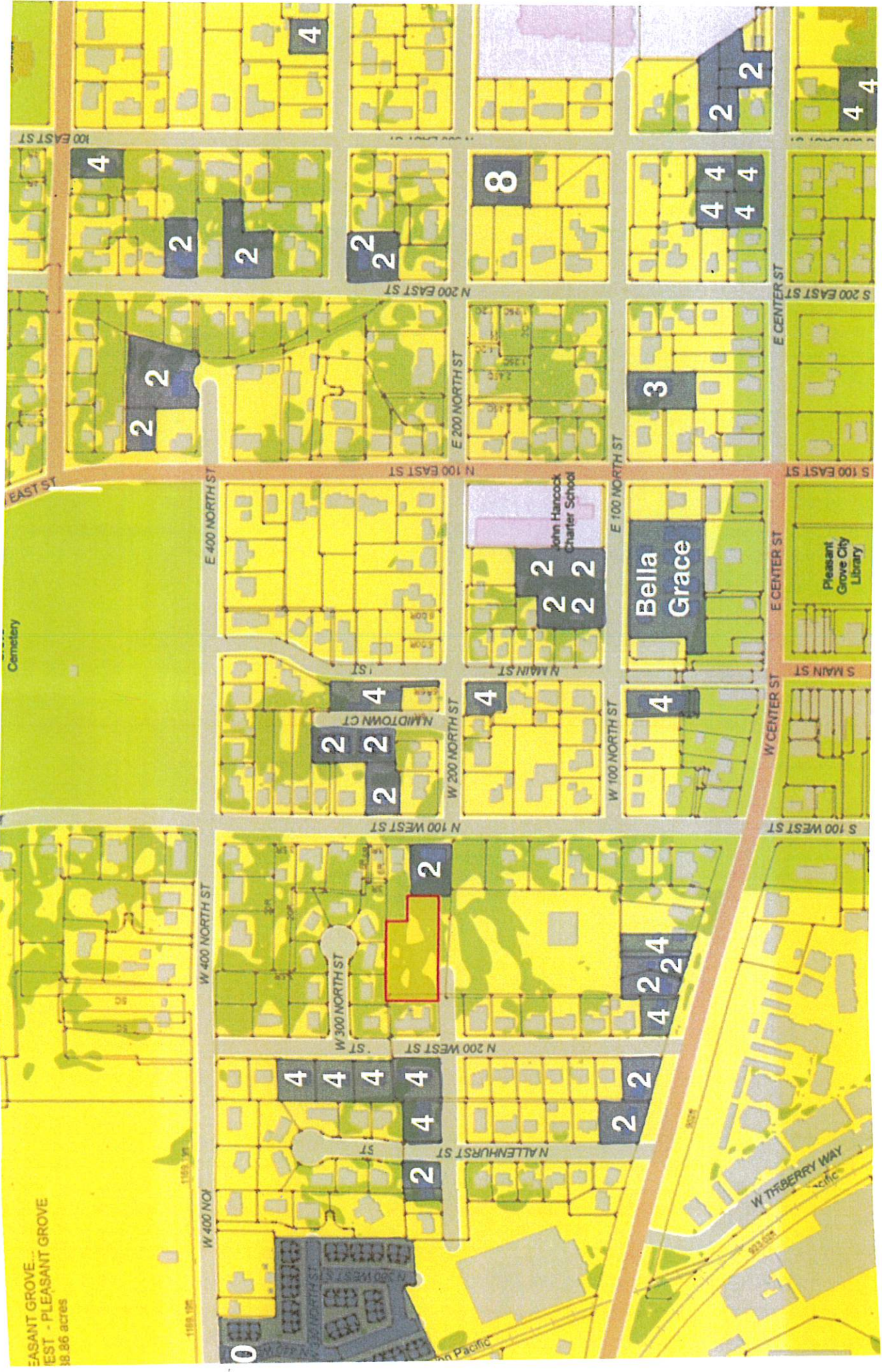
The Midtown Residential designation applies to the neighborhoods directly adjacent to Downtown and South State Street. **This area is distinctively characterized by a diverse mix of homes of varying ages and types, including single-family houses, du-/tri-/four-plex homes, and planned developments.** Most of the City's historic housing stock is located in this area, which should be preserved to the greatest degree whenever possible. The area is primarily built-out, although a number of opportunities for infill remain. The street network in this area generally follows a grid pattern, and is marked by large street trees that line the streets, helping to create a distinctive neighborhood feeling.

Due to its proximity to Downtown and State Street commercial areas, this district plays an important role in the revitalization of the City's core, as it can help support a 24/7 demand for Downtown's commercial services. The inclusion of active transportation infrastructure such as complete sidewalks and bike lanes should be a priority in encouraging residents to frequent Downtown. **The area is envisioned to remain predominantly single-family in character, but also offers a unique opportunity for providing "missing middle" housing, such as duplexes, twin homes, and similar forms of housing which are a good fit for the area and provide options for young families who otherwise cannot afford a single-family residence yet do not desire to live in a higher density apartment complex. This "missing middle" housing should be encouraged in this area provided they are compatible in scale and form with the existing neighborhood. Adopting new regulations that support the creation of such housing options will be an important component of creating a community that meets the housing and lifestyle needs for a full range of life stages and family situations.**

Applicable Zones: R1-8, R1-7, RM-7



Credits: Curbed Atlanta, Feaster Realty, Google Maps



PLEASANT GROVE...
WEST - PLEASANT GROVE
18.86 acres

Cemetery

John Hancock
Charter School

Pleasant
Grove City
Library

Bella
Grace

