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3 **PLEASANT GROVE CITY**
4 **PLANNING COMMISSION MEETING MINUTES**
5 **SEPTEMBER 14, 2023**

6
7 **PRESENT:** Chair Dustin Phillips, Todd Fugal, Jim Martineau, Karla Patten, Alicia Redding

8
9 **STAFF:** Jacob Hawkins, City Planner; Kara Kresser, Planning Assistant; Christina Gregory,
10 Planning Technician

11
12 **EXCUSED:** Daniel Cardenas, Community Development Director; Aaron Wilson, City Engineer
13 Commissioners Jeffrey Butler; Wendy Shirley
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 Patten led the Pledge of
20 Allegiance. Commissioner Martineau offered the opening remarks.

21
22 2. **Agenda Approval.**

- 23
24 • **MOTION:** Commissioner Fugal moved to APPROVE the night's agenda with an
25 applicant withdrawal of the second item on the agenda and a continuance of the third
26 item on the agenda until the next meeting scheduled for September 28, 2023.
27 Commissioner Martineau seconded the motion. The Commissioners unanimously
28 voted "Aye". The motion carried.

29
30 3. **Staff Reports:**

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

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

37
38 There were no declarations or abstentions.
39

1 **ITEM 1 – Public Hearing: Preliminary Subdivision Plat – Located at approx. 1824 W. Pleasant**
2 **Grove Blvd.**
3 **(Sam White’s Lane Neighborhood)**

4 Public Hearing to Consider the Request of St. John’s Properties for a 1-lot preliminary subdivision
5 plat, called Valley Grove Business Park Plat M on 1.584 acres, approximately located at 1824 West
6 Pleasant Grove Boulevard in The Grove Interchange Subdistrict.
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8 City Planner, Jacob Hawkins, presented a 1-lot preliminary subdivision plat for St. John’s Properties.
9 This lot is presently split into two properties. Planner Hawkins displayed the property zoning map on
10 the projector screen showing the two properties that the applicant is seeking to combine with the
11 addresses of 1824 along West Pleasant Grove Boulevard and an address of 796 along North County
12 Boulevard. Planner Hawkins stated that the applicant is requesting to combine these two properties
13 into one lot for future development. The proposed plat is 1.584 acres in size. The aerial map was
14 displayed for context of the surroundings.
15

16 Jacob then displayed the preliminary subdivision plat. Since the property being discussed is in The
17 Grove zone there are few requirements for plats as there are no width or frontage requirements. met.
18 ~~Because the proposed plat meets all the requirements for subdivisions and for The Grove Interchange~~
19 ~~subdistrict, staff recommends approval of the proposed subdivision plat.~~
20

21 Chair Phillips inquired if the applicant was in attendance. The applicant was not present.
22

23 Chair Phillips opened the public hearing. There were no public comments. The Chair closed the
24 public hearing and invited the Commission to either continue the discussion regarding this item, or
25 she would entertain a motion if no further discussion was necessary.
26

27 **MOTION:** Commissioner Fugal moved the Planning Commission forward a positive
28 recommendation of approval for the request of St. John’s Properties for a 1-lot preliminary
29 subdivision plat, located at approximately 1824 West Pleasant Grove Boulevard in The Grove
30 Interchange Subdistrict; and adopting the exhibits, conditions, and findings of the staff report, and as
31 modified by the condition(s) below.
32

- 33 1. All Final Planning, Engineering, and Fire Department requirements are met.
34

35 Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Aye". The
36 motion carried.
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38 **ITEM 2 – Review and Approve the Minutes from the August 24, 2023, Meeting.**
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40 **MOTION:** Commissioner Fugal moved to APPROVE the minutes of August 24th, 2023.
41 Commissioner Patten seconded the motion. The Commissioners unanimously voted "Aye". The
42 motion carried.
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44 **MOTION:** Commissioner Martineau moved to ADJOURN the meeting at 7:05 p.m. Commissioner
45 Redding seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.
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2 Planning Commission Chair

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6 Kara Kresser, Planning Assistant

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8 9/28/23
9 Date Approved