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3 **PLEASANT GROVE CITY**
4 **PLANNING COMMISSION MEETING MINUTES**
5 **JANUARY 25, 2024**

6
7 **PRESENT:** Chair Karla Patten, Jeffrey Butler, Jim Martineau, Alicia Redding

8
9 **STAFF:** Daniel Cardenas, Community Development Director; Jacob Hawkins, City Planner;
10 Kara Kresser, Permit Technician; Christina Gregory, Planning & Zoning Assistant; Magali
11 Acevedo, Administrative Assistant

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13 **EXCUSED:** Commissioners Todd Fugal, Dustin Phillips, and Wendy Shirley; Aaron Wilson,
14 City Engineer

15
16 Chair Karla Patten called the meeting to order at 7:00 p.m.

17
18 **REGULAR SESSION**

19
20 **Commission Business:**

21
22 **1. Pledge of Allegiance and Opening Remarks:** Commissioner Butler led the Pledge of
23 Allegiance. Commissioner Martineau offered the opening remarks. Chair Patten
24 welcomed members of the public who were present.

25
26 **2. Agenda Approval.**

- 27
28 • **MOTION:** Commissioner Butler moved to APPROVE the agenda.
29 Commissioner Martineau seconded the motion. The Commissioners unanimously
30 voted "Aye". The motion carried.

31
32 **3. Staff Reports:**

- 33
34 • **MOTION:** Commissioner Redding moved to APPROVE the Staff Reports.
35 Commissioner Butler seconded the motion. The Commissioners unanimously
36 voted "Aye". The motion carried.

37
38 **4. Declaration of Conflicts and Abstentions from Commission Members.**

39
40 There were no declarations or abstentions.

41

1 **ITEM 1 - Public Hearing: Preliminary Subdivision Plat – Located at approximately 115**
2 **West 1170 North**
3 **(North Field Neighborhood)**

4 Public Hearing to Consider the Request of Electa Hatch for a Two-Lot Preliminary Subdivision
5 Plat, called Timpanogos Meadow Plat ‘D’ on 0.755 acres, approximately located 115 West 1170
6 North in the R1-8 (Single-Family Residential) Zone.

7
8 City Planner, Jacob Hawkins, presented the Staff Report and stated that the request is for a simple
9 two-lot subdivision for Electa Hatch. The proposed subdivision is a simple boundary line
10 adjustment between the two affected properties. An aerial map was presented that showed an open
11 space where there is a garden. The applicant, whose property is on the north side, is extending the
12 property line to the south to include the open space as part of her property. The southern property
13 will also be dedicating the right-of-way in the street to Pleasant Grove City. Both lots were found
14 to meet the requirements for subdivisions and the R1-8 zone as each lot is greater than 8,000 square
15 feet with lot widths greater than 85 feet. Staff recommended approval since the proposed
16 subdivision meets all requirements.

17
18 Commissioner Martineau noticed a few outbuildings on the property and asked if they were going
19 to be demolished. Mr. Hawkins stated that they will be part of Lot 1 if they are to remain.

20
21 *Electa Hatch* reported that they plan to move a garden that has been shared with her mother-in-
22 law. To make the lot square, they are not taking all of the garden. They plan to take the portion
23 that is near their home. Mrs. Hatch reported that one of the outbuildings has a root cellar with
24 storage above. The second is very old and may have been lived in at one time by her husband’s
25 grandfather when he first moved to Pleasant Grove from Vernal. Currently, it is used for storage.
26 There was no intent to raze either of the outbuildings as they are useful for storage.

27
28 Chair Patten opened the public hearing. There was no public comment. The Chair closed the
29 public hearing and invited the Commission to either continue the discussion regarding this item,
30 or she would entertain a motion if no further discussion was necessary.

31
32 **MOTION:** Commissioner Butler moved that the Planning Commission forward a POSITIVE
33 recommendation of approval for the request of Electa Hatch for a subdivision plat called
34 Timpanogos Meadows Plat ‘D’ located at 115 West 1170 North on property zoned R1-8 (Single-
35 Family Residential) Zone; and adopting the exhibits, conditions, and findings of the Staff Report,
36 and as modified by the condition below:

- 37
38 1. All Final Planning, Engineering, and Fire Department requirements are met.

39
40 Commissioner Redding seconded the motion. The Commissioners unanimously voted “Aye”.
41 The motion carried.

1 **ITEM 2 - Public Hearing: Rezone – Located at approx. 131 West 1800 North**
2 **(North Field Neighborhood)**

3 Public Hearing to Consider the Request of Castlewood Development for a Zone Change from RR
4 (Rural Residential) Zone to the R1-10 (Single-Family Residential) Zone, on approximately 4.5
5 Acres of Unplatted Land, located at approximately 131 West 1800 North.
6

7 Community Development Director, Daniel Cardenas, presented the Staff Report and stated that
8 the application is a legislative proposal from Castlewood Development. The RR zone requires
9 one-half acre lots, which are 21,780 square feet. In the R1-10 zone, the minimum acreage required
10 per lot will be 10,000 square feet. The 4.5-acre subject property was identified on a map displayed
11 as well as the zoning of the surrounding properties.

12
13 Director Cardenas reported that a new General Plan was adopted about 18 months ago and the land
14 use for the area was determined. A map was created showing the desired land use for the area.
15 There will be a buffer that will allow for R1-10, R1-12, and R1-15. The applicant would like to
16 develop a residential subdivision with lots ranging in size from 10,000 to 11,000 square feet. The
17 current request is for a rezone. The General Plan contemplates a change, which is what the
18 applicant is proposing. The subject property is currently one large parcel with the intent to sell a
19 portion of it.
20

21 Director Cardenas explained that when property is incorporated into the City, it is automatically
22 zoned Rural Residential. Often, when property is developed, it is proposed to be rezoned.
23 Churches and schools, however, do not require a zone change and are permitted in any zone. The
24 General Plan shows the subject property as single-family residential low-density, which allows for
25 a density of approximately four units per acre. The compatibility of the proposal in the area was
26 discussed. Staff recommended the property be rezoned from Rural Residential to R1-10 with
27 single-family dwellings on 10,000-square-foot lots.
28

29 Commissioner Butler asked about the zoning of adjacent properties that are zoned R1-8. The
30 developer was proposing to develop larger lots even though they were not required to. The
31 properties on the east side of the church are zoned R1-10 and slightly larger than on the west side.
32 What is proposed does not deviate from the surrounding properties. Commissioner Martineau
33 asked if the lot behind the church would be landlocked. Director Cardenas stated that it will not
34 and will have access through the church parking lot.
35

36 Hayley Pratt from Castlewood Development was excited about the project and wants to be
37 consistent with the future vision of the City. She referred to the rear portion of the church parcel
38 and stated that the church intends to keep it with no plans to develop. The proposed density was
39 just under three units per acre.
40

41 Commissioner Butler asked why the developer chose to apply for the proposed zoning. Ms. Pratt
42 stated that it was partially based on the geometry of the lot dimensions and the length of the cul-
43 de-sac. They are proposing one-half-acre lots at the rear of the cul-de-sac. She stated that keeping
44 the number of lots at 13 made sense. Director Cardenas pointed out that the General Plan allows
45 up to four units per acre.
46

1 Chair Patten opened the public hearing.

2

3 *Terri Taylor*, a neighboring property owner, identified her home on the map displayed and stated
4 that she has lived there for nearly 30 years. She and her neighbors built around the same time.
5 They were supportive when they heard that a group was interested in purchasing the property. The
6 neighbors have enjoyed the park over the years but realize it will be going away. They hope that
7 the homes that are built will be of high quality and enhance the neighborhood. Ms. Taylor was
8 concerned that all of the lots on the street are around 10,000 square feet in size. She would not
9 want anything smaller to be developed. She stated that they would welcome the new neighbors
10 but had questions about the engineering that has been done on the property. All of the residents
11 have had experiences with the high water table when digging. Ms. Taylor stated that her basement
12 is only a half basement but there was standing water when her foundation was dug. She was
13 concerned about that and how excavation would displace the water.

14

15 Chair Patten confirmed that all engineering requirements will be met when development takes
16 place. The request before the Commission tonight was simply the rezoning. Additional meetings
17 will be held as the project moves forward. Commissioner Martineau clarified that the lots will all
18 be 10,000 square feet or greater in size. It was also mentioned that because of the rules and
19 regulations that are in place regarding the length of cul-de-sacs, it will not be as long as the one on
20 Ms. Taylor's street and will be similar to the one on the opposite side of the church. Ms. Taylor
21 wanted to make sure that water would not drain onto the neighboring properties.

22

23 Director Cardenas stated that the plats are being reviewed currently and a team of engineers is
24 reviewing them to ensure that the water levels and soils are appropriate. Residents will no longer
25 receive a postcard notice of public meetings on the matter due to a change in State law. The
26 meeting on the plat will take place at the next meeting scheduled for February 8, 2024, at 7:00
27 p.m. Commissioner Martineau assured Ms. Taylor that the water table and properties will all be
28 verified to ensure that the neighboring properties are protected.

29

30 Ms. Taylor asked about the preservation of trees. Commissioner Martineau stated that it is at the
31 discretion of the builder and likely none of the existing trees on the property will remain.
32 Ms. Taylor stated that many of the neighbors planted trees in the park and would love for them to
33 be preserved.

34

35 *Michael Wise* commented on the postcard notice and stated that 90% of the residents who received
36 notice did not arrive until the work session had adjourned and were notified that it was to take
37 place. Had they been notified of the work session they would have been present. He commented
38 that the City could do a better job of providing notice to residents. Commissioner Martineau
39 explained that the work session is for the Commissioners to discuss the issues to be addressed
40 during the regular meeting and is not part of the public meeting. Mr. Wise stated that as a person
41 with interest in what was being discussed, it would have been nice to have known that that meeting
42 was going to take place so that he could have listened in on it. Mr. Wise was informed that the
43 comments shared by Director Cardenas were more robust and detailed than during the work
44 session. Director Cardenas explained that an agenda is posted with all items that are to be
45 discussed as required by the State.

46

1 *Tobin Degraw* reported that he owns property in the R10 district on the opposite side of the LDS
2 church. They were all sad to see the property go as his children grew up playing there. He asked
3 what the City plans to do to preserve green spaces. He questioned whether any thought had been
4 given by the City to purchase the subject property. Commissioner Butler stated that the City tried
5 to purchase the property and incorporate it into the park but the offer was not accepted and they
6 were outbid. He explained that the Master Plan that was approved by the City last year included
7 specific guidelines for parks, recreation, trails, and green space. In many instances with the land
8 remaining to be developed in the City, it comes down to the seller of the property.

9
10 Mr. Degraw asked what the residents should expect in terms of disruptions, noise, and dust as the
11 development goes forward. Commissioner Martineau stated that the noise ordinances for most
12 cities regarding construction noise are from 7:00 a.m. to 9:00 p.m. There are Stormwater Pollution
13 Prevention Plan (“SWPPP”) rules that govern runoff, dust pollution, and other controls. Those
14 have to be maintained and are inspected weekly. Power, sewer, and water are not governed by the
15 City and there should be no disruption. Chair Patten indicated that the City’s General Plan is
16 available on the City’s website. Commissioner Martineau commented that recently the City tried
17 to develop a park but there was a lot of controversy and it was voted down by the citizens.

18
19 *Scott Granch* understood that some geotechnical work has been done on the site and asked if that
20 information could be shared. Director Cardenas stated that the rezone was the only subject of
21 tonight’s meeting. The City Engineer was not present to discuss it but it could be addressed at the
22 February 8 meeting. Mr. Granch stated that the residents would like to know about the
23 geotechnical work and he was frustrated that he could not find information on the zone change on
24 the City’s website. Commissioner Butler clarified that the primary change is that rural zoning
25 allows for livestock. R1-10 eliminates that opportunity but allows for chickens. It was noted that
26 the geotechnical information is not yet available which was the reason it was not being discussed
27 tonight. Director Cardenas stated that the plat can be viewed at the Public Works Department.

28
29 *Dallas Smith* reported that he lives by Terri Taylor and when he planted a tree and dug a large hole
30 on his property he was surprised at how high the water table is. His home had to be re-engineered
31 because the basement was deeper than anticipated.

32
33 *Linda Gordon* reported that she lives across the street from the subject property on the opposite
34 side of 1800 North. When they built their home, they followed the City’s General Plan and did
35 not seek an exception. She stated that the developer would subdivide the property to make the
36 maximum profit. She stated that the neighbors would like the zoning to remain as it is. She was
37 opposed to allowing the developer to have a higher density than what exists currently.

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39 There were no further public comments. The 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 Chair Patten commented that the proposal makes sense. Commissioner Martineau pointed out that
44 the average lot size is bigger than the other homes in the area and the proposal meets all of the
45 same criteria. Commissioner Butler commented that the restrictions on the depth of the cul-de-sac
46 will make the lots automatically larger than 10,000 square feet.

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MOTION: Commissioner Redding moved that the Planning Commission forward a recommendation of APPROVAL to the City Council for the request of Castlewood Development for the rezone of 4.5 acres of land located at approximately 131 West 1800 North from the Rural Residential Zone to the R1-10 (Single-Family Residential Zone); and adopting the exhibits, conditions, and findings of the Staff Report. Commissioner Martineau seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

ITEM 3 – Review and Approve the Minutes from the January 11, 2024, Meeting.

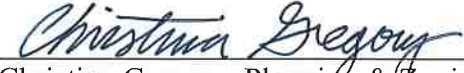
MOTION: Commissioner Redding moved to APPROVE the minutes from January 11, 2024. Commissioner Butler seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

MOTION: Commissioner Butler moved to ADJOURN. The Commissioners unanimously voted “Aye”. The motion carried.

The Planning Commission Meeting adjourned at 7:46 p.m.



Planning Commission Chair



Christina Gregory, Planning & Zoning Assistant

2/8/2024
Date Approved