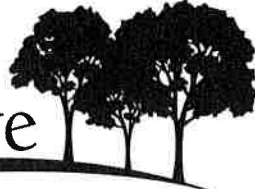


Pleasant Grove



Utah's City of Trees

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37

**PLEASANT GROVE CITY
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 8, 2024**

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

STAFF: Daniel Cardenas, Community Development Director; Jacob Hawkins, City Planner; Aaron Wilson, City Engineer; Christina Gregory, Planning & Zoning Assistant; Magali Acevedo, Administrative Assistant

EXCUSED: Commissioner Wendy Shirley

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

REGULAR SESSION

Commission Business:

1. **Pledge of Allegiance and Opening Remarks:** Commissioner Redding led the Pledge of Allegiance. Commissioner Martineau offered the opening remarks. Chair Patten welcomed members of the public who were present.
2. **Agenda Approval.**
 - **MOTION:** Commissioner Phillips moved to APPROVE the agenda. Commissioner Redding seconded the motion. The Commissioners unanimously voted “Yes”. The motion carried.
3. **Staff Reports:**
 - **MOTION:** Commissioner Fugal moved to APPROVE the Staff Reports. Commissioner Martineau seconded the motion. The Commissioners unanimously voted “Yes”. The motion carried.

1 **4. Declaration of Conflicts and Abstentions from Commission Members.**

2
3 There were no declarations or abstentions.

4
5 Chair Patten announced that the agenda has two different types of meetings (“public meetings”
6 and “public hearings”) which differ in terms of the opportunity provided for public input. A
7 “public meeting” involves the Commission hearing from the applicant but the meeting is not
8 necessarily open to take public comment. A “public hearing” requires the meeting be open for
9 public comment.

10
11 **ITEM 1 – Public Meeting: Preliminary Subdivision Plat–Located at approximately 131**
12 **West 1800 North**
13 **(North Field Neighborhood)**

14 Public Meeting to Consider the Request of Castlewood Development for a 14-Lot Preliminary
15 Residential Subdivision Plat called Siena Heights Plat ‘A’ on 11.38 acres, approximately located
16 at 131 West 1800 North in the Proposed R1-10 (Single-Family Residential) Zone. (Administrative
17 Item).

18
19 City Planner, Jacob Hawkins, presented the Staff Report and stated that the above item pertains to
20 a proposed 14-lot Preliminary Residential Subdivision Plat called Siena Heights Plat ‘A’ located
21 at 131 West 1800 North, which is surrounded by single-family residences and a park. Zoning in
22 the surrounding neighborhood includes the following:

- 23
24 • Rural Residential (RR) to the south;
25 • R1-8 (Single-Family Residential) to the west; and
26 • R1-20 (Single-Family Residential) to the north.

27
28 On January 25, 2024, the applicant appeared before the Planning Commission to rezone a portion
29 of the proposed subdivision to R1-10 (Single-Family Residential) zone and the City Council
30 approved the zoning change on February 6, 2024. On a zoning map, Planner Hawkins identified
31 the property location.

32
33 The proposed 14-lot plat requires lots be a minimum of 10,000 square feet each; however, Lots 5
34 and 9 at the top of a cul-de-sac, are smaller in size. Lot 5 also has less than the required width.
35 Zoning ordinance Section 10-9B-14-E allows, by averaging, up to 25% of the lots to be smaller in
36 area or lot width than is required by the zone. Lots that are averaged may be reduced in size to no
37 less than 80% of the standard lot area required in the zone. The lot width can be reduced to no less
38 than the width requirement in the next less restrictive zone. Using lot size averaging, the entire
39 proposal meets or exceeds the zoning requirements for lot area, width, lot frontage, yard
40 requirements, and submitted plans. Staff recommended approval of the proposed Preliminary
41 Subdivision Plat.

42
43 Planner Hawkins reported that procedures are in place to ensure that improvements are completed
44 in a timely manner. To obtain 25% of the Building Permits, the applicant must complete specific
45 site-level improvements such as road improvements, storm improvements, sewer, and signs as
46 shown under Section 10-9B-14-C of the City Code. To obtain additional Building Permits, the

1 applicant must complete a second list of specific improvements including stormwater basins (if
2 needed), electrical lines, gas lines, sidewalks, and streetlights. Both lists are available on the City's
3 website. In no event will Certificates of Occupancy be provided until all of the improvements are
4 complete. Director Cardenas emphasized with the recent code change for subdivision approvals
5 that the staff recommendation of approval is for a Preliminary Subdivision Plat only. The final
6 plat will be approved by Staff, the City Engineer, or the Public Works Director.

7
8 In response to a question raised, it was reported that the frontage measurements for Lots 6, 7, and
9 8 were reviewed and meet the requirements. Planner Hawkins described the difference between
10 lot frontage and lot width as follows:

- 11
- 12 • Lot frontage is the width of the lot directly on the right-of-way.
- 13 • The lot width, according to the definition, is measured 50 feet back into the lot between the
- 14 property lines.
- 15

16 At locations such as cul-de-sacs, the actual width requirement in this case is 90 feet and need not
17 be met at the right-of-way border fronts, as such lots are usually pie-shaped to allow more lots on
18 the cul-de-sac. Rectangular lot frontage and width requirements are the same; however, the
19 frontage lot measurement will differ from the width measurements for pie-shaped lots.

20
21 The applicant, Hayley Pratt, from Castlewood Development stated that home lot-fits were done on
22 the cul-de-sac lots to make sure that the footprints of the homes will fit with one another and be
23 acceptable to a buyer. The lots will have substantial backyards and nice entrances. When asked
24 about the development to the east, Ms. Pratt had no opinion as to why the split was done in two
25 lots rather than three on the cul-de-sacs. For them, the cul-de-sac length was a key factor in their
26 design.

27
28 Chair Patten opened the public hearing.

29
30 *Terri Taylor* stated that the cul-de-sac to the east has two lots rather than the three proposed. She
31 expressed concern that the home fronts will not be able to face the street but will instead have to
32 be put in at an angle. She also was concerned about water drainage and possible problems with
33 runoff since the area residents know that the water table is very high. She wanted to make sure
34 that the project was properly engineered and that no drainage will run onto adjacent properties.

35
36 City Engineer, Aaron Wilson, acknowledged seeing an area where ponding occurs but stated that
37 the roadways will be built up and sloped out to direct drainage outward to 1800 North. Such
38 construction will prevent water from flooding properties. Swales will also be built on each lot to
39 retain water. Some of the work will need to be done immediately because of disruptions during
40 construction and all will be reinstated prior to final completion.

41
42 Ms. Taylor asked what would happen if their properties were flooded. Engineer Wilson stated that
43 that would be a private issue between the homeowner and the developer. The Public Works
44 Department will monitor the construction site and any noted deficiencies will be addressed. He
45 reported that no one in the City is allowed to discharge water from their site to the property of
46 another. She asked if it had been determined whether the homes in the cul-de-sac could actually

1 fit on the property facing the roadway. She was informed that the lots can be an odd shape but
2 there is room for them to face the cul-de-sac as the home could be built further back on the
3 property. Placement of the homes, however, is up to the developer as long as City requirements
4 are met.

5
6 There were no further public comments. The Chair invited the Commissioners to either continue
7 the discussion regarding the item or bring a motion if no further discussion was necessary.

8
9 **MOTION:** Commissioner Phillips moved that the Planning Commission APPROVE the request
10 of Castlewood Development for a 14-lot preliminary residential subdivision plat, called Siena
11 Heights Plat ‘A’ on 11.38 acres, approximately located at 131 West 1800 North on property zoned
12 Rural Residential (RR) and R1-10 (Single-Family Residential) Zone; and adopting the exhibits,
13 conditions, and findings of the 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 Butler seconded the motion. The Commissioners unanimously voted “Yes”. The
18 motion carried.

19
20 **ITEM 2- Public Meeting: Preliminary Subdivision Plat–Located at approximately 1820**
21 **North 100 East**
22 **(North Field Neighborhood)**

23 Public Meeting to Consider the Administrative Request of Steve Ruf for a Two-Lot Preliminary
24 Residential Subdivision Plat, called Young Estates Plat ‘B’ on 0.96 acres, located at 1820 North
25 100 East in the R1-20 (Single-Family Residential) Zone. (Administrative Item)

26
27 Planner Hawkins presented the Staff Report and stated that the above item involves a two-lot
28 Preliminary Residential Subdivision Plat called Young Estates Plat ‘B’ which is located at 1820
29 North 100 East in the R1-20 (Single-Family Residential) Zone. On August 20, 2023, the applicant
30 applied for a zone change from the Rural Residential (RR) Zone to the R1-20 (Single-Family
31 Residential) Zone to meet the area requirements (minimum of 20,000 square feet) for a proposed
32 subdivision. The zoning map showing the proposed plat area was displayed. The property is
33 surrounded by the Rural Residential (RR) Zone to the north and west, R1-20 (Single-Family
34 Residential) to the west, and R1-12 to the south. Currently, the property contains a single-family
35 residence and all surrounding properties have been developed with single-family residential
36 homes. As all zoning requirements have been met, Staff recommended approval of the proposed
37 Preliminary Subdivision Plat on the condition that it meet all Planning, Engineering, and Fire
38 Department requirements. The applicant was not present.

39
40 Chair Patten opened the public hearing. There were no public comments. The Chair invited the
41 Commissioners to either continue the discussion regarding the item or bring a motion if no further
42 discussion was necessary.

43
44 Commissioner Fugal noted the rural nature of the surrounding property and asked about road
45 access for the lots. Engineer Wilson stated that the corner lot, which has an existing home, has
46 direct access off 100 East. The applicant has not requested to change that access but from a traffic

1 standpoint, because 100 East is a major collector road that functions as an arteriole, Staff's
2 preference was that access for both lots be on 1800 North. The City would not, however, require
3 that change. As currently situated, this is the only way the property can be developed by itself.
4 1800 North would be the only access for the other lot.

5
6 In response to a question raised about future road development, it was noted that any future road
7 configuration will depend on how the other properties are developed. A concern was raised that
8 access to this development will set a precedent. Engineer Wilson did not believe that what was
9 proposed will set a precedent as the Code pertaining to access requires that, if possible, access be
10 onto a collector road. If there is no other option, access to the non-collector road must be allowed.
11 As other properties develop, the City will be able to better regulate roadway issues with future
12 developers.

13
14 Commissioner Martineau asked about the access for the neighbor to the north who has a very deep
15 lot and the potential to be landlocked. It was reported that if the neighbor wants to develop the
16 property, it could be done through the use of a flag lot. The Commission was advised that there is an
17 application to amend the flag lot requirements and make them more difficult to obtain.

18
19 **MOTION:** Commissioner Redding moved that the Planning Commission APPROVE the
20 administrative request of Steve Ruf for a two-lot Preliminary Residential Subdivision Plat called
21 Young Estates Plat 'B' on 0.96 acres, located at 1820 North 100 East in the R1-20 (Single-Family
22 Residential) Zone; and adopting the exhibits, conditions, and findings of the staff report, and as
23 modified by the condition below:

- 24
25 1. All final Planning, Engineering, and Fire Department requirements are met.

26
27 Commissioner Butler seconded the motion. The Commissioners unanimously voted "Yes". The
28 motion carried.

29
30 **ITEM 3 – Public Hearing: Conditional Use Permit–Located at 238 South Pleasant Grove**
31 **Boulevard**
32 **(Sam White's Lane Neighborhood)**

33 Public Hearing to Consider the Request of McKay Christensen for a Conditional Use Permit for
34 Joint Parking between Residential and Commercial Uses, located at approximately 238 South
35 Pleasant Grove Boulevard in The Grove Zone–Commercial Sales Subdistrict. (Administrative
36 Item)

37
38 Planner Hawkins presented the Staff Report and stated that the subject project is located at
39 approximately 238 South Pleasant Grove Boulevard in The Grove Zone - Commercial Sales
40 Subdistrict and within the Boulevard Mixed-Use Overlay. Using an aerial map, the portion of the
41 project being discussed was identified. The entire project extends beyond what is shown on the
42 map. The applicant and his team have been working with the City for the past several years, which
43 includes townhomes, apartments, and commercial buildings. The townhome portion has been
44 constructed and currently, the applicant is working on the two-apartment building complex that
45 will hold 194 residential units. 175 units will be one-bedroom and the remaining 24 will have two

1 bedrooms. In total, the apartments require 346 parking spaces as the Overlay requires 1.7 parking
2 spaces for every one-bedroom unit and two parking spaces for every two-bedroom unit.

3
4 The applicant provided a Parking Plan showing where each parking space will be located. 218
5 residential parking spaces are to be located behind the apartments in a gated area. 128 spaces will
6 be in front of the apartments. The proposed joint parking spaces, marked in pink, are to be located
7 in the front. The front parking spaces are located behind a 64-foot residential buffer on Pleasant
8 Grove Boulevard. The applicant was concerned about sufficient parking for all of the uses coupled
9 with the need to meet the open-space requirements. He is now seeking a Conditional Use Permit
10 for joint parking between the residential and commercial uses.

11
12 The development is required to provide 25,000 square feet of commercial space that will be sales
13 tax-generating. To date, no commercial spaces have been developed and no commercial building
14 plans have been formally submitted to the City for review except for the one commercial building
15 on the opposite side of 100 South, which will be providing its own parking lot. Excluding that
16 parking structure and concentrating on the maximum requirements needed for the commercial
17 buildings, Staff determined that 146 commercial parking spaces will be needed. Adding that
18 number to the residential parking requirements, the City will require 492 parking spaces overall
19 for this area alone. Currently, the applicant has provided 453 spaces, which is 39 short of what
20 the City requires.

21
22 Planner Hawkins reported that staff reached the number of commercial parking spaces as follows:

- 23
24
- Four commercial buildings were proposed.
 - If a building is considered retail, Staff used the building footprint square footage and divided that number by 200. The retail parking space requirement is one stall for every 200 square feet of retail space.
 - For restaurant buildings, because no floor plans have been submitted, staff used a .75 ratio for the total floor area recognizing that kitchens and storage areas are not normally used in measurements. This yielded a parking ratio of one space for every 100 square feet.
 - Staff concluded that if the area was all restaurants, 38 spaces would be required. If the area was all retail, 25 spaces would be required.
- 25
26
27
28
29
30
31
32
33

34 It was reported that as commercial spaces are submitted for review and space use is established,
35 the parking requirements will likely decrease. However, due to the amount of parking required by
36 the apartments and without a Joint Parking Agreement, the commercial parking will be limited to
37 what space remains, which could impact the applicant's ability to meet the 25,000-square-foot
38 commercial requirement.

39
40 Additional thought by staff was given to how many parking spaces are actually used by residential
41 units. The following points were considered:

- 42
- Apartments are permitted to be used by a single family.
 - Per Code, a family consists of one person living alone; two or more persons related by blood, marriage, adoption, or so on; or up to four related or unrelated persons living as a single household unit.
- 43
44
45
46

- 1 • Staff normally requires each residential unit to have a minimum of two parking spaces.
2 Often, in higher-density areas, this requirement is not quite enough to meet the residential
3 parking demand.
- 4 • The previously constructed townhomes are already experiencing parking difficulties.
5

6 Staff specifically visited the townhomes in the development. Each has a two-car garage and 21
7 additional parking spaces have been provided for residents and visitors. The development,
8 however, has generated enough cars that vehicles are parked in the street along 100 South and in
9 the vacant areas where the commercial buildings and apartments are to be built. When the Overlay
10 was established, a parking ratio of 1.75 was established for one-bedroom units to allow flexibility
11 in the design of the project. Planner Hawkins stated that the apartments must have 346 parking
12 spaces if 194 apartments are built. Even the 346 spaces may be inadequate, similar to what has
13 occurred with the townhomes. Such an overload may negatively impact surrounding businesses.
14 Commercial businesses may also need to modify their hours to comply with the residential uses.
15

16 Planner Hawkins explained that Section 10-14-19-C2 pertains to joint parking in The Grove Zone.
17 It specifies that the Planning Commission may authorize the joint use of a parking facility in a
18 mixed-use development when the following conditions are met:
19

- 20 • The applicant can demonstrate that no more than 40% of the required parking for the
21 proposed land use is provided in a joint off-site parking facility.
- 22 • There is no conflict between the principal operating hours of the land uses that share the
23 joint parking facility.
- 24 • The joint parking spaces are no further than 500 feet from the facility or buildings directly
25 served.
- 26 • There is at least one clear and easy pedestrian route and the parties concerned with joint
27 use of the parking facility shall submit a written agreement specifying the terms of the
28 agreement for the sharing of the parking facility.
- 29 • The agreement shall be recorded with the County Recorder and become a part of the public
30 record.
31

32 To the above requirements, staff requested that the Planning Commission discuss nighttime versus
33 daytime uses. With 25,000 square feet of retail or restaurant commercial uses, the parking for
34 these uses typically extends into later hours than office uses would. With such late hours, such
35 uses would likely require parking spaces intended for apartment use, which may give rise to
36 disputes.
37

38 While the zoning ordinance for The Grove Commercial Sales Subdistrict states that joint use of
39 parking spaces is desirable, staff recommended either the continuation or denial of the Conditional
40 Use Permit. Staff made this recommendation because although the parking for the apartments may
41 be met with the current site plan and subdivision plat, the future commercial businesses are yet to
42 be determined in terms of use and square footage. The City requires a minimum of 25,000 square
43 feet of the overall development area to be designated for sales tax-generating commercial uses,
44 which should first be firmly established and parking calculated before joint parking is approved.
45

46 Planner Hawkins stated that the .75 factor was arrived at as follows:

1
2
3
4
5
6
7
8
9
10
11

- They first considered using the maximum parking to be required, as they had no specific uses identified.
- They assumed that the drive-thru spaces would be restaurants and they knew for sure that one of the buildings would be used for a restaurant. When restaurant calculations are done kitchens and storage are excluded or the ratio is based on the number of chairs to be used. By using the .75 factor, they excluded the areas that are normally not counted.
- This number was simply used to estimate parking given the lack of specific detail and provided the worst-case scenario. Different factor numbers can be used. It would be beneficial in determining parking to have specific information about the commercial uses.

12 The applicant, McKay Christensen, reported that he and Planner Hawkins spent a great deal of
13 time discussing the proposed plan. He also spent hours with his engineer and they determined
14 what they considered to be the parking needs for the residential and commercial. They pointed
15 out the following:

16
17
18
19
20
21
22
23
24
25
26
27
28

- They are bringing in Beaumont Bakery, which he owns.
- He acknowledged that the only plat they have submitted to date is for the apartments because they are trying to calculate the parking and open space.
- The plan sent to Director Cardenas and Planner Hawkins was found to meet all open space and parking requirements.
- He disagreed with the use of the .75 ratio and considered it a miscalculation. He later agreed that miscalculation was not the proper term but he did not know its source. He is a restaurant owner and knows that the ratio number should be .60.
- For their calculations, they considered commercial building use to be divided 50% to retail and 50% to restaurants. Using that ratio, with a factor of .60, the applicant can park all of the residential, retail, and restaurant spaces without issue.

29 The one caveat was that he wants to use 11 of the identified stalls, near where Beaumont Bakery
30 will be located as open space for patios. The patio space was important to him.

31
32
33
34
35
36
37
38

Mr. Christensen also disagreed with Staff's calculation of the needed number of stalls and referred to paperwork he and Planner Hawkins worked on. He stated that the calculations show that they are 11 stalls short. The 11 stalls could be eliminated as they equal only 2% of the parking. There was discussion regarding the figures being used for the calculation of commercial space. When it was reported that the numbers did not add up to the required amount of commercial space, which is 25,000 square feet, Director Cardenas stated that some of the other buildings are not being counted. He also explained that two plans have been submitted that reference different spaces.

39
40
41
42
43
44
45
46

Mr. Christensen reported that the project includes 20,000 square feet of commercial on everything this side of 100 South. Because he did not think it was fair to calculate the building that is separated by a road as part of the Shared Parking Agreement, they approached that building like it was its own development where they can provide adequate parking. There was discussion about the differences in the numbers found on the two plans. Mr. Christensen stated that his soil engineer's calculations were accurate on the plan and the building across the street is 5,000 square feet in size. That leaves this side of the development at 20,000 square feet.

1
2 Mr. Christensen was asking to have 11 stalls counted twice as joint stalls and be able to use the 11
3 stalls identified near the Beaumont Bakery as open space. He showed a rendering of the proposed
4 outdoor space and stated that they are trying to create a better development. Director Cardenas
5 restated that the applicant's request is to obtain a Conditional Use Permit that takes 11 stalls from
6 the retail parking to be double counted for residential or commercial parking. Mr. Christensen
7 stated that the key effect of that action would be to create more open space. If the Commission
8 denies the request, he will use the parking spaces for commercial parking. He did not consider
9 that to be the best option.

10
11 The following points were made during the discussion between the Commission and the applicant:

- 12
- 13 • Commissioner Martineau commented that he was on the Planning Commission when the
14 matter first came up. They gave Mr. Christensen what he wanted, modified the Code, and
15 made numerous changes. The applicant is now back asking for more. The City needs a
16 tax revenue base but all they currently have is residential.
 - 17 • Mr. Christensen stated that he owns the restaurant that will be coming and that they are
18 bringing in a good tax base with it. He reported that some of the apartment buildings being
19 constructed will include commercial space. He noted that Beaumont Bakery is a \$4.5
20 million/year business that brings tax dollars into the City.
 - 21 • Commissioner Martineau could see why Mr. Christensen wanted the change but stated that
22 the area appears to be under-parked.
 - 23 • Mr. Christensen stated that the illegal parking issue is being addressed. The concern was
24 with sharing space.
 - 25 • There was discussion about peak hours, overparking, and potential adverse impacts on
26 businesses.
 - 27 • It was noted that the issue would be easier to address if the retail units had been put in first.
28 It was also recognized that for developers the need for residential is based on financing.
 - 29 • The parking-stall schematic was displayed and there was discussion regarding potential
30 compromises. Mr. Christensen stated that reducing the number of stalls will impact the
31 aesthetics but if it made more sense to the Commission, it could be done.
 - 32 • Director Cardenas stated that there is a site plan but they do not know if that is what will
33 actually be built. He reminded the Commission Members that they need to be willing to
34 allow a Conditional Use Permit to allocate 11 retail stalls to apartments and double-count
35 them. This might be complicated for residents.
 - 36 • Mr. Christensen reported that the impacted units will be the walk-up units. He described
37 how the parking will work.
 - 38 • There was discussion about congestion and access issues.
 - 39 • Mr. Christensen stated that currently, the buildings are designed as they will be built and
40 the parking will work. It is marketable and will function.
 - 41 • Director Cardenas reported that a current site plan may show one thing, but the City has no
42 way of knowing when development will occur.
 - 43 • Commissioner Fugal clarified that the gated parking is located away from the apartments
44 making it likely that the apartment residents will use the retail parking closest to their front
45 doors. The Pleasant Grove Boulevard adjacent parking will be utilized by residents.
 - 46 • Mr. Christensen identified additional entry areas for the apartments.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

Chair Patten opened the public hearing.

Jackie Miller identified herself as the owner of the interior design firm on the property that is adjacent to the development. She has followed the project since its inception as they sold the property to McKay in June 2019. Based on their concern at the time that residences might impact their property, they entered into an Agreement with Mr. Christensen for a privacy fence to be built around the property with an emergency crash grate in the back. She did not know if that Agreement was affected by the plan or not. She stated that the Commission should act with extreme caution as she has seen several changes take place. A huge concern for her was what will happen during peak hours as she envisions residents being at home when the restaurants are open. She was not sure how the sharing of stalls works and thought the retail portion of the development should be worked out first. She was concerned that the residential parking will take over the commercial spaces and there will be no monitoring. She was also worried about emergency access to the area. She was not opposed to the development but suggested that the number of apartment units be reduced.

Denise Strickler indicated that she is not a resident of Pleasant Grove but she has children who are. Parking in the City is ridiculous and the Parking Code needs to be modified. It was her opinion that the residents of one-bedroom apartment units will likely have two vehicles. Those living in two-bedroom apartment units could have up to four vehicles. She stated that the area is already overcrowded. She also asked where those who park in the vacant lot will park in the future. She stressed that they do not have enough space.

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

Commissioner Martineau was undecided on the matter and wanted to see a tax revenue base and the empty lots go away. He did not want to create something that the citizens do not want. He was tired of seeing the vacant lot as he drives by. They need a tax revenue base in the City and apartments bring taxpayers. He did not want to stop the development but was concerned that they will have a parking issue and was not completely comfortable with what was proposed.

There was discussion as to whether there was a way to move forward, various parking issues, the reality that building changes could still occur, peak hour issues, traffic patterns, the impact on the residents, the impact on businesses in the area, and the option of requiring fewer stalls.

It was determined that the Commission has the following three options:

- Approve the request;
- Deny the request; or
- A Continuation.

1 It was noted that the number of stalls involved was increased along with the peak hours. Parking
2 problems will likely exist regardless of what is done about the number of subject stalls. If
3 businesses are successful, parking issues are usually tolerated.

4
5 Director Cardenas acknowledged that the Commission has a difficult job. He suggested the
6 Commission consider whether the residential units are well parked. If they are, he questioned
7 whether the Commission is willing to make the situation worse or more difficult to park by
8 approving the 11 stalls. A determination should also be made as to whether the residential parking
9 identified is adequate. He commented that problems in the development are the responsibility of
10 the developer to address. Adverse parking on the street becomes a City problem. There was
11 continued discussion about whether the decision made today will have a significant impact on
12 parking issues in the area and whether a continuance would resolve any of the current issues.
13 Director Cardenas stated that the Commission should be cautious since no plans have been
14 solidified. They are in the review process for the two apartment complexes and the one building
15 across 100 South. He had not yet received an application for the bakery.

16
17 **MOTION:** Commissioner Phillips moved that the Planning Commission APPROVE the request
18 of McKay Christensen for the Conditional Use Permit to allow NINE commercial spaces to be
19 joint parking spaces with residential parking on property located at approximately 238 South
20 Pleasant Grove Boulevard on property zoned The Grove – Commercial Sales Zone; and adopting
21 the exhibits, conditions, and findings of the staff report, and as modified by the conditions below:
22

- 23 1. The proposal will be subject to a site plan review and approval by Staff
- 24
25 2. Parking facilities will need to be built of impervious materials (asphalt or concrete)
26 as required by Engineering.
- 27
28 3. All Final Planning, Engineering, and Fire Department requirements are met.
- 29

30 Commissioner Fugal seconded the motion. Vote on motion: Commissioner Phillips-Yes,
31 Commissioner Butler-Yes, Commissioner Fugal-Yes, Chair Patten-Yes, Commissioner Redding-
32 No, Commissioner Martineau-No. The motion passed 4-to-2.

33
34 **ITEM 4 – Public Hearing: Code Text Amendment–Section 10-19: Signs and Outdoor**
35 **Advertising**
36 **(City Wide)**

37 Public Hearing to Consider a Request from Slope Construction to Amend City Code Section 10-
38 19: Signs and Outdoor Advertising. The Applicant Proposes to Amend City Code Sections 10-
39 19-7 and 10-19-13 to Remove Roof Signs from the Prohibited Signs Section and to Permit Roof
40 Signs in Commercial Zones. (Legislative Item)

41
42 Director Cardenas presented the Staff Report and stated that the above item considers a proposed
43 amendment to the roof sign portion of the Signs and Outdoor Advertising Code. Currently, roof
44 signs are prohibited as the City did not want signs to extend beyond or project above the roofline.
45 The amendment was originally requested by an applicant who had already installed the sign. A
46 photograph of the subject sign placement was shown and the placement was identified as

1 subjectively acceptable. Director Cardenas reported that he has now received a second application
2 for a roof sign from a different applicant that raises different issues. Rather than proceeding with
3 the proposed amendment, he requested that the matter be continued so that Staff can address both
4 issues in one amendment. He identified multiple factors to be considered in addressing roof sign
5 requirements and showed photographs of various roof signs. He further commented that if the
6 Commission has additional concerns they can advise him accordingly. This matter was to be heard
7 by the City Council in March.

8
9 **MOTION:** Commissioner Martineau moved to CONTINUE Item 4 to the next meeting to be held
10 on February 22, 2024. Commissioner Fugal seconded the motion. The Commissioners
11 unanimously voted “Yes”. The motion carried.

12
13 **ITEM 5 – Review and Approve the Minutes from the January 25, 2024, Meeting.**

14
15 **MOTION:** Commissioner Redding moved to APPROVE the minutes from January 25, 2024.
16 Commissioner Butler seconded the motion. The Commissioners unanimously voted “Yes”. The
17 motion carried.

18
19 **MOTION:** Commissioner Butler moved to ADJOURN. The Commissioners unanimously voted
20 “Yes”. The motion carried.

21
22
23 The Planning Commission Meeting adjourned at 9:01 p.m.

24
25
26 
27 Planning Commission Chair

28
29
30 
31 Christina Gregory, Planning & Zoning Assistant

32
33 2-22-2024
34 Date Approved