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3 **PLEASANT GROVE CITY**
4 **PLANNING COMMISSION MEETING MINUTES**
5 **FEBRUARY 22, 2024**

6
7 **PRESENT:** Chair Karla Patten, Commissioners Jeffrey Butler, Jim Martineau, Wendy Shirley

8
9 **STAFF:** Jacob Hawkins, City Planner; Christina Gregory, Planning & Zoning Assistant; Magali
10 Acevedo, Administrative Assistant

11
12 **EXCUSED:** Commissioners Todd Fugal, Dustin Phillips, Alicia Redding; Daniel Cárdenas,
13 Community Development Director; Aaron Wilson, City Engineer

14
15 Chair Karla Patten called the meeting to order at 7:00 p.m.

16
17 **REGULAR SESSION**

18
19 **Commission Business:**

20
21 **1. Pledge of Allegiance and Opening Remarks:** Commissioner Martineau led the Pledge
22 of Allegiance. There were no opening remarks.

23
24 **2. Agenda Approval.**

- 25
26 • **MOTION:** Commissioner Martineau moved to APPROVE the agenda with the
27 continuation of Items 1, 2, and 3 until March 14, 2024. Commissioner Butler
28 seconded the motion. The Commissioners unanimously voted “Yes”. The motion
29 carried.

30
31 **3. Staff Reports:**

- 32
33 • **MOTION:** Commissioner Butler moved to APPROVE the Staff Reports.
34 Commissioner Martineau seconded the motion. The Commissioners unanimously
35 voted “Yes”. The motion carried.

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

38
39 There were no declarations or abstentions.
40
41

1 **ITEM 1 – Public Hearing: Code Text Amendment – Section 10-19: Signs and Outdoor**
2 **Advertising**
3 **(City Wide)**

4 Public Hearing to consider a request from Slope Construction to amend City Code Section 10-19:
5 Signs and Outdoor Advertising. The applicant proposes to amend City Code Sections 10-19-7 and
6 10-19-13 to remove roof signs from the Prohibited Signs section and to permit roof signs in
7 commercial zones. (Legislative Item)
8 *(Continued from February 8, 2024).*
9

10 The above item was continued until March 14, 2024.
11

12 **ITEM 2 – Public Hearing: Code Text Amendment – Section 10-19: Signs and Outdoor**
13 **Advertising**
14 **(City Wide)**

15 Public Hearing to consider a request from YESCO LLC to amend City Code Section 10-19: Signs
16 and Outdoor Advertising. The applicant proposes to amend City Code Section 10-19-9:
17 Freestanding Signs to increase the permitted sign height and square footage of pole signs located
18 on properties adjacent to I-15. (Legislative Item)
19

20 The above item was continued until March 14, 2024.
21

22 **ITEM 3 – Public Hearing: Code Text Amendment – Section 10-14-28: Valley Grove Mixed-**
23 **Use Overlay**
24 **(City Wide)**

25 Public Hearing to consider a request from St. John’s Properties to amend City Code Section 10-
26 14-28-6: Setbacks and Street Landscaping Buffers in the Valley Grove Mixed-Use Overlay. The
27 applicant proposes to adjust the setback requirements for buildings along Pleasant Grove
28 Boulevard. (Legislative Item)
29

30 The above item was continued until March 14, 2024.
31

32 **ITEM 4 – Public Meeting: Extension of Preliminary Approval – Located at approx. 1000**
33 **W. State Street**
34 **(Sam White’s Lane Neighborhood)**

35 Public Meeting to consider the request of X Development to extend the preliminary approvals for
36 a commercial site plan and preliminary subdivision plat, located at approx. 1000 West State Street
37 in the Commercial Sales-2 (CS-2) Zone. (Administrative Item)
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39 City Planner, Jacob Hawkins, presented the Staff Report for the above item and stated that X
40 Development had submitted a commercial site plan and subdivision plat which received
41 preliminary approval from the Planning Commission on January 26, 2023. There have been no
42 updates to the submitted plans since approval. The Code dictates that preliminary approval expires
43 after twelve (12) months. The applicant submitted a letter requesting an extension on January 23,
44 2024. Because there were no changes to the plans that were submitted and the applicant reached
45 out before the expiration date, Staff recommends approval of the requested extension.
46

1 Commissioner Martineau asked if there were any fees that the city would charge to extend the
2 application. Planner Hawkins explained there were not any fees required. Commissioner
3 Martineau shared that he has experienced fees for extensions in other jurisdictions.

4
5 **MOTION:** Commissioner Butler moved to APPROVE the request of X Development for the
6 extension of the preliminary approval of the commercial site plan and preliminary plat.
7 Commissioner Shirley seconded the motion. The Commissioners unanimously voted “Yes”. The
8 motion carried.

9
10 **ITEM 5 – Review and Approve the Minutes from the February 8, 2024, Meeting.**

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12 **MOTION:** Commissioner Martineau moved to APPROVE the minutes from February 8, 2024.
13 Commissioner Butler seconded the motion. The Commissioners unanimously voted “Yes”. The
14 motion carried.

15
16 **ADJOURNMENT**

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

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22 The Planning Commission Meeting adjourned at 7:05 p.m.

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26 _____
27 Planning Commission Chair

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30 _____
31 Christina Gregory, Planning & Zoning Assistant

32 3-14-2024
33 _____
Date Approved