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3 **PLEASANT GROVE CITY**  
4 **PLANNING COMMISSION MEETING MINUTES**  
5 **APRIL 11, 2024**

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

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

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13 **EXCUSED:** Commissioner Todd Fugal and City Engineer Aaron Wilson

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

16  
17 **REGULAR SESSION**

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19 **Commission Business:**

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21 **1. Pledge of Allegiance and Opening Remarks:** Commissioner Martineau led the Pledge  
22 of Allegiance. Commissioner Shirley offered the opening remarks.

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24 **2. Agenda Approval.**

- 25  
26 • **MOTION:** Commissioner Martineau moved to APPROVE the agenda as written.  
27 Commissioner Redding seconded the motion. The Commissioners unanimously  
28 voted “Yes”. The motion carried.

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30 **3. Staff Reports:**

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

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

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38 There were no declarations or abstentions.  
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1 **ITEM 1 - Public Hearing: Conditional Use Permit–Located at 1230 West State Street**  
2 **(Mud Hole Neighborhood)**

3 Public Hearing to Consider a Request from Trace Stanley for a Conditional Use Permit for Use  
4 #6376–General Warehousing and Storage, for a Flex Space Building, located on 2.59 acres of  
5 unplatted land at 1230 West State Street in the General Commercial (C-G) Zone. (Legislative  
6 Item).

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8 City Planner, Jacob Hawkins, presented the Staff Report and identified the property on an aerial  
9 map displayed. The applicant has had a Concept Plan in development for some time but has not  
10 yet proceeded because of access issues. However, because a similar Conditional Use Permit  
11 (“CUP”) was recently approved for the property directly to the east, the applicant is now seeking  
12 a CUP. The properties are similar in that both:

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14
- 15 • Are in a General Commercial Zone;
  - 16 • Are requesting to construct a flex space commercial building;
  - 17 • Are adjacent to residentially zoned properties; and
  - 18 • Both will be subject to Section 10-15-29 (Transitional Zone Centers for Non-residential  
19 Uses Bordering Residential Zones).

20 Because of the similarities, staff recommended approval with the same conditions as the  
21 neighboring property. The building design must meet The Grove Zone’s design requirements.  
22

23 Community Development Director, Daniel Cardenas, requested that Planner Hawkins explain the  
24 development difficulties involved and identify accesses. On a parcel map displayed, 500 North  
25 and Garden Drive were identified and shown to dead-end into the properties. Nearby 1300 West  
26 was also identified. The difficulty is that the City cannot force a property owner to develop a road  
27 without development; however, as development begins staff can work with the applicant to ensure  
28 that the properties have their needed access. The proposed plan is to extend Garden Drive through  
29 both properties which will then turn north, connect with 500 North, and begin the extension to  
30 1300 West. The route was shown on the map.  
31

32 Commissioner Martineau stated that the railroad tracks prohibit access to State Street. Director  
33 Cardenas added that only the back side of the buildings constructed on the subject property will  
34 be visible from State Street. It will then be up to the City to determine how the back of the  
35 buildings should look. There was discussion as to how, or if, that issue should be addressed in the  
36 CUP. The following issues were also raised and briefly discussed:  
37

- 38
- 39 • The use of fencing or landscaping along the south side of the property;
  - 40 • The placement of signage;
  - 41 • How the building should be placed on the property;
  - 42 • The possibility of a walking trail that follows the rail line; and
  - 43 • Road selections.

44 It was noted that:

- 45
- 46 • Signage placement can only be on the front or side of a building;

- 1 • The Grove Zone has a requirement that building fronts are to be oriented toward the
- 2 sidewalk; and
- 3 • Access can only be from a commercial area.

4  
5 The applicant, Trace Stanley, was present representing J.J. Lund. Both properties were identified  
6 on an aerial map displayed. They are working with a third property owner to get the road described  
7 approved. An elderly woman owns the third property and currently does not want to sell. There  
8 is an agreement in place regarding payment for the road but without access through Garden Way,  
9 it cannot be done. When asked about what was to be built it was reported that the owner wants a  
10 personal office (contractor) and warehouse space (for contractor supplies) on half the property and  
11 lease office or warehouse space on the other half. Mr. Stanley described the orientation of the  
12 building as well as options such as the use of architectural features to facilitate signage.

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14 Chair Patten opened the public hearing. There were no public comments. The public hearing was  
15 closed. The Chair invited the Commissioners to either continue the discussion regarding the item  
16 or bring a motion if no further discussion was necessary.

17  
18 There was brief discussion about conditions on the south side of State Street as well as difficulties  
19 in developing on the north side because of the railroad track. The process of how walking trails  
20 or roadways are developed and dedicated was discussed as well as whether additional terms need  
21 to be included in the CUP.

22  
23 **MOTION:** Commissioner Shirley moved that the Planning Commission APPROVE the request  
24 of Trace Stanley to permit Use 6376 – General Warehousing and Storage, on property zoned the  
25 General Commercial Zone, located at 1230 West State Street; and adopting the exhibits,  
26 conditions, and findings of the staff report, and as modified by the conditions below:

- 27  
28 1. All Final Planning, Engineering, and Fire Department requirements are met.
- 29  
30 2. The proposal will be subject to a site plan review and approval by Staff and by the
- 31 Design Review Board.
- 32  
33 3. In addition to the requirements outlined in Section 10-15-29, the design of the
- 34 building will be subject to the requirements found in The Grove Zone, specifically
- 35 the requirements found in Section 10-14-20: Urban Design Standards.
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37 Commissioner Martineau seconded the motion. The Commissioners unanimously voted “Yes”.  
38 The motion carried.

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40 **ITEM 2 – Review and Approve the Minutes from the March 28, 2024, Meeting.**

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42 **MOTION:** Commissioner Phillips moved to APPROVE the minutes from March 28, 2024.  
43 Commissioner Butler seconded the motion. The Commissioners unanimously voted “Yes”. The  
44 motion carried.

1 **MOTION:** Commissioner Butler moved to ADJOURN. Commissioner Phillips seconded the  
2 motion. The Commissioners unanimously voted “Yes”. The motion carried.

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4 The Planning Commission Meeting adjourned at approximately 7:28 PM.  
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10 Planning Commission Chair

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13 \_\_\_\_\_  
14 Christina Gregory, Planning & Zoning Assistant

15 4-25-2024  
16 \_\_\_\_\_  
Date Approved