PLEASANT GROVE CITY
PLANNING COMMISSION MEETING MINUTES
May 10, 2018

PRESENT: Chair Lisa Coombs, Commissioners Matt Nydegger, Sam Sanderson, and Peter Steele

EXCUSED: Commissioners Jon Hawkins, Jeffrey Butler, Bobbi Jo Blake, and Tamara Oborn

ABSENT: Commissioner Dustin Phillips

STAFF: Community Development Director Daniel Cardenas, City Planner Julie Henry, City Engineer Matt Redmon, Planning Assistant Kelly Evans

Chair Coombs opened the meeting at 7:00 p.m.

Commission Business:

1. **Pledge of Allegiance:** Commissioner Steele led the Pledge of Allegiance.

2. **Opening Remarks:** Commissioner Sanderson gave the opening remarks.

3. **Agenda Approval:**

   - **MOTION:** Commissioner Steele moved to APPROVE the written agenda as part of public record, with Item 4 being continued indefinitely. Commissioner Sanderson seconded the motion. The Commissioner unanimously voted "Aye". The motion carried.

4. **Staff Reports:**

   - **MOTION:** Commissioner Sanderson moved to APPROVE the Staff Reports as part of the public record. Commissioner Steele seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

5. **Declaration of Conflicts and Abstentions from Commission Members:** There were none.

ITEM 1 – Public Hearing to Consider the Request of Allan Colledge for a Four-Lot Preliminary Subdivision Plat called Woodgate Subdivision, located at approximately 298 North 100 East, in the R1-8 (Single-Family Residential) Zone. **LITTLE DENMARK NEIGHBORHOOD.**

City Planner, Julie Henry, presented the staff report regarding a four-lot preliminary subdivision plat on approximately 1.06 acres of property. The Planning Commission previously heard this application in 2017 and it was approved by the City Council at that time, but the approval had expired. The applicant was now bringing the application back for review and a new approval. Ms. Henry noted that the existing home on Lot 1 will remain and the existing detached garage will be removed from Lot 2. To bring Lot 1 into conformance with parking requirements, they will need to construct a garage or carport on the lot. Staff recommended approval of the application.

Commissioner Sanderson asked if any changes had been made to the plat since it was previously approved. Ms. Henry stated that only the building envelopes were altered slightly.

Jared Colledge was present representing the applicant and stated said that they were taking advantage of the construction of 100 East and pushing the project forward. They had already contracted with Kilgore and they obtained approval for the lateral stub from 100 East. He confirmed that they received permission from Public Works Director Marty Beaumont to do that.

Chair Coombs opened the public hearing.

Dixie Carpenter gave her address as 169 North 200 East and asked where the stub road will go and how the lots would be accessed. She also asked about the height of the homes.

Commissioner Steele stated that the lots will access the stub coming from 100 East, and the homes would be single-family residences would be restricted to 35 feet in height.

There were no further public comments. Chair Coombs closed the public hearing.

MOTION: Commissioner Steele moved that the Planning Commission recommend that the City Council APPROVE the request of Allan Colledge, for a Subdivision called Woodgate Subdivision on property at approximately 298 North 100 East, in the R1-8 (Single Family Residential) Zone; and adopt the exhibits, conditions, and findings contained in the staff report, and as modified by the conditions below:

1. Applicant must meet the requirement for four parking stalls for the existing single-family dwelling on Lot 1. Two of the four required parking stalls must be covered, therefore a new garage or carport with a minimum interior width of 20 feet must be constructed to meet the requirement.

2. All Final Planning, Engineering, and Fire Department requirements are met.

Commissioner Nydegger seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

ITEM 2 – Public Hearing to Consider the Request of Jason Sargent for a Conditional Use Permit to Allow an Accessory Structure, 21 feet in Height, on Property Located at 4454 North Canyon Road in the R-R (Rural Residential) Zone. **MANILA NEIGHBORHOOD.**

Ms. Henry presented the staff report and explained that the Code requires that all accessory structures over 18 feet in height have a conditional use permit. The proposed structure will be a horse barn measuring 21 feet to the pitch of the roof. Because the structure will house animals, there were additional requirements for the structure, including a larger rear yard setback. It was also required that the barn be a minimum of 50 feet from the dwelling on the lot, and 75 feet from any neighboring dwellings. Ms. Henry confirmed that the proposal meets all of the requirements. She presented the site plan and drawings of the barn as submitted by the applicant. Staff recommended approval of the application.

Chair Coombs opened the public hearing. There were no public comments. Chair Coombs closed the public hearing.

MOTION: Commissioner Sanderson moved that the Planning Commission APPROVE the request of Jason Sargent for a Conditional Use Permit to allow an accessory structure, 21 feet in height, on property located at 4454 North Canyon Road in the R-R (Rural Residential) Zone; and adopt the exhibits, conditions, and findings contained in the staff report, and as modified by the conditions below:

1. All Final Planning, Engineering, and Fire Department Requirements are met.

Commissioner Steele seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

ITEM 3 – Public Hearing to Consider the Request of Curtis Hymas for a Conditional Use Permit to Allow an Addition to a Nonconforming Single-Family Dwelling on Property Located at 891 East 900 South in the R1-9 (Single-Family Residential) Zone. **SCRATCH GRAVEL NEIGHBORHOOD.**

Ms. Henry presented the staff report regarding a conditional use permit request that would allow an addition to a non-conforming single-family home. She explained that the home did not conform to the current requirements for side and rear yard setbacks. The applicant was proposing to remove the existing single-car garage and carport and construct a new two-car garage in its place. The new addition would meet the side yard setback of 10 feet. Ms. Henry said that the plan submitted

by the applicant met all requirements and General Plan considerations for non-conforming buildings.

Commissioner Sanderson asked if there were any requirements for architectural materials for the addition. Ms. Henry explained that there weren't any specific to the zone but there were general requirements.

Chair Coombs opened the public hearing.

Nancy Kelly, a neighbor of the applicant, expressed her support for the project.

There were no further public comments. Chair Coombs closed the public hearing.

MOTION: Commissioner Steele moved that the Planning Commission APPROVE the request of Curtis Hymas for a conditional use permit for an addition to a non-conforming building located at 891 East 900 South in the R1-9 (Single Family Residential) Zone; and adopt the exhibits, conditions, and findings contained in the staff report, and as modified by the condition below:

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

Commissioner Nydegger seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

ITEM 4 – Public Hearing to Consider the Request of Blake Jumper for a Three-Lot Preliminary Subdivision Plat called The Retreat at Savage View Plat "A", and Phasing Plan, on Property Located at Approximately 2142 North 270 East in the R1-20 (Single-Family Residential) Zone. **BIG SPRINGS NEIGHBORHOOD** ***Continued indefinitely.***

MOTION: Commissioner Steele moved to adjourn. Commissioner Nydegger seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

The meeting adjourned at 7:17 p.m.

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Planning Commission Chair

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Barbara Johnson, Planning Tech

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Date Approved