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PLEASANT GROVE CITY
PLANNING COMMISSION MEETING MINUTES
July 12, 2018

PRESENT: Chair Lisa Coombs, Commissioners Matt Nydegger, Tamara Oborn, and Jeffery Butler

EXCUSED: Vice Chair Sam Sanderson, Commissioners Peter Steele, Jon Hawkins, Bobbie Jo Blake, and Dustin Phillips

STAFF: Community Development Director Daniel Cardenas, City Planner Julie Henry, Staff Engineer Shaun Hilton, Building Tech Barbara Johnson

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

Commission Business:

1. Pledge of Allegiance: Commissioner Nydegger led the Pledge of Allegiance.

2. Opening Remarks: Commissioner Oborn gave the opening remarks.

3. Agenda Approval:

- **MOTION:** Commissioner Oborn moved to APPROVE the agenda as part of public record, with Item 1 being continued and Item 4 moved to the final item on the agenda. Commissioner Nydegger seconded the motion. The Commissioner unanimously voted “Aye”. The motion carried.

4. Staff Reports:

- **MOTION:** Commissioner Butler moved to APPROVE the Staff Reports as part of the public record. Commissioner Nydegger seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

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

3
4 **ITEM 1** – Public Hearing to Consider the Request of Jonathan Gardner for a Proposed Site Plan
5 for a New Parking Lot that would Serve as Overflow Parking for Evermore Park, on Property
6 Located at 1915 West 450 South, in The Grove Zone – Commercial Sales Subdistrict. **SAM**
7 **WHITE’S LANE NEIGHBORHOOD** *Continued to the June 26, 2018 Planning Commission
8 Meeting.

9
10 **ITEM 2** – Public Hearing to Consider the Request of Jared Osmond for a Site Plan with a Multi-
11 Tenant Retail Building on Property Located at Approximately 228 East 700 South in the CS-2
12 (Commercial Sales – 2) Zone. **STRING TOWN NEIGHBORHOOD**

13
14 City Planner, Julie Henry, presented the staff report regarding the proposed site plan and stated
15 that the subject property is 0.743 acres in size. The site plan included a new building that would
16 house three retail tenants. The applicant indicated that they were looking for at least one restaurant
17 use. The building would be a total of 7,000 square feet in size. Ms. Henry presented the site plan
18 and identified the building, drive-thru, and parking area. The site would provide a total of 29
19 parking stalls. Since the applicant did not know which tenants would be taking the units, staff
20 would calculate the parking when they do a tenant improvement or when they come in for a
21 business license. The future uses had the option of entering into a joint parking agreement with
22 Smith’s if they need additional parking. Ms. Henry presented the landscaping plan and noted that
23 one of the existing trees would have to be removed because it was dead. Staff recommended
24 approval of the request.

25
26 Chair Coombs opened the public hearing.

27
28 Joshua Kitchen, who resides at 165 Maple Lane, expressed concerns with a potential increase in
29 traffic from the commercial building. The nearby intersection was already a safety concern and
30 had seen several accidents there recently. He wanted to be sure that traffic was addressed.

31
32 There were no further comments. Chair Coombs closed the public hearing.

33
34 Staff Engineer, Shawn Hilton, stated that they did not require a traffic study with this development
35 because it is relatively small and they did not anticipate much of an impact.

36
37 Commissioner Oborn commented that this was a good opportunity to develop the property and it
38 would be an improvement to the area, but they should address any safety concerns.

39
40 Commissioner Butler liked the site plan and ask what kind of trees and shrubs they would be using.

1 Project Civil Engineer, Todd Dudley, was not sure about the specific plant-life the developer
2 would be using, but he knew they would be taking down one or more of the existing trees to
3 improve visibility.

4
5 Commissioner Nydegger questioned the location of the dumpster enclosure and asked if they had
6 looked at other options. Mr. Dudley stated that they were still exploring that. The developer had
7 spoken with McDonald's about either sharing their dumpster enclosure or paying to use the
8 existing dumpster.

9
10 **MOTION:** Commissioner Oborn moved that the Planning Commission APPROVE the request
11 of Jared Osmond for the proposed site plan on property located at 228 East 700 South in the
12 Commercial Sales – 2 Zone; and adopt the exhibits, conditions, and findings contained in the staff
13 report, and as modified by the conditions below:

- 14 1. Landscape plan to reflect only three (3) existing trees, and the addition of eight new trees.
- 15 16
- 17 2. A joint parking agreement be recorded between the subject property and the Smith's
18 property.
- 19
- 20 3. The stormwater drainage must be fully addressed and approved by Engineering staff.
- 21
- 22 4. All Final Planning, Engineering, and Fire Department Requirements are met.
- 23

24 Commissioner Butler seconded the motion. The Commissioners unanimously voted "Aye". The
25 motion carried.

26
27 **ITEM 3** – Public Hearing to Consider the Request of Daniel Thomas for a Preliminary Subdivision
28 Plat with One Lot and One Parcel, called Valley Grove Business Park Plat "G" on Property
29 Located at 1867 W. Pleasant Grove Boulevard in The Grove Zone – Interchange Subdistrict. **SAM**
30 **WHITE'S LANE NEIGHBORHOOD**

31
32 Ms. Henry presented the staff report regarding a preliminary subdivision plat and stated that the
33 entire plat covers roughly 7.3 acres. The subdivision would create one 1.351-acre lot and the rest
34 would remain as one parcel. The subdivision met the requirements of the zone and staff
35 recommended approval.

36
37 Chair Coombs opened the public hearing. There were no public comments. Chair Coombs closed
38 the public hearing.

39
40 **MOTION:** Commissioner Oborn moved that the Planning Commission forward a
41 recommendation of APPROVAL for the request of Daniel Thomas for the preliminary plat called
42 Valley Grove Business Park Plat "G" on property at 1867 West Pleasant Grove Boulevard, in the

1 Interchange Subdistrict of The Grove Zone; and adopt the exhibits, conditions, and findings
2 contained in the staff report, and as modified by the condition below:

- 3
4 1. All final Planning, Engineering, and Fire Department requirements are met.

5
6 Commissioner Nydegger seconded the motion. The Commissioners unanimously voted “Aye”.
7 The motion carried.

8
9 **ITEM 5 – Public Hearing to Consider the Request of Ryan Bybee to Amend the Vicinity Plan for**
10 **Future Local Roads in the Northwest Corner of 1300 West and 1800 North near Property Located**
11 **at Approximately 1400 West 1800 North in the R-R (Rural Residential) Zone. NORTH FIELD**
12 **NEIGHBORHOOD**

13
14 *NOTE: Items 5 and 6 were discussed simultaneously, and a combined motion was made.*

15
16 **ITEM 6 – Public Hearing to Consider the Request of Ryan Bybee for a 21-Lot Preliminary**
17 **Subdivision Plat called Hall Haven Plat “A” on Property Located at Approximately 1400 West**
18 **1800 North in the R-R (Rural Residential) Zone. NORTH FIELD NEIGHBORHOOD**

19
20 Ms. Henry presented the staff reports for Items 5 and 6 and identified the location of the subject
21 property on an aerial map. The total plat was about 12.2 acres in size. The first application was
22 an amendment to the existing vicinity plan, which was adopted by the City in 2014. Ms. Henry
23 explained that the purpose of the vicinity plan was to ensure that undeveloped properties do not
24 become landlocked when surrounding properties are developed. If the applicant followed the
25 existing vicinity plan, the road would intersect some existing homes, so he had proposed an
26 alternate route. Staff was favorable of the proposed vicinity plan and recommended approval.

27
28 Ms. Henry then presented the 21-lot subdivision plat and noted that five lots had existing homes
29 which would remain. All lots will meet the minimum requirements of the zone except for Lot 12,
30 which was slightly under the minimum square footage because of an existing detached structure.
31 Staff recommended approval of both requests.

32
33 Commissioner Butler asked if the subdivision was required to have two access points. Ms. Henry
34 stated that they generally require two access points, but that would not happen until one of the
35 neighboring properties is developed. In the meantime, the developer would have to provide some
36 type of temporary emergency turnaround at one of the dead-end streets.

37
38 Chair Coombs opened the public hearing.

39
40 Shelly Fenton gave her address as 1914 North 1300 West and stated that the property owners
41 implied that there would be only eight new lots going in, and now they were proposing 21. She
42 asked why that had changed.

1
2 Chair Coombs explained that the proposed subdivision meets the City standards for the zone, and
3 the property was large enough to accommodate 21 homes in the subdivision.
4
5 Brett Johnson gave his address as 1492 West 1800 North and commented that the property owners
6 planned to keep Lots 10, 18, and 19 vacant for the time being.
7
8 Gerry Meuter gave his address as 1234 West 1960 North and asked if they planned to widen and
9 improve 1800 North.
10
11 Ms. Henry explained that there were portions of the road that would be dedicated to the City along
12 1800 North. The road will be improved with curb, gutter, and sidewalk where it touches the
13 proposed subdivision.
14
15 Mr. Hilton stated that no homes on the south side of 1800 North will be affected by this
16 subdivision, so there will not be any improvements to that side of the road.
17
18 Robyn Hall, the landowner, clarified that there was already curb, gutter, and sidewalk on the south
19 side of 1800 North. Their proposal would help to improve safety in the neighborhood by doing
20 the street improvements on 1300 West.
21
22 Lorri Cummings gave her address as 1435 West 1800 North and clarified that there was a home
23 on the south side of 1800 North that is right up against the road, and it's dangerous when people
24 walk there because they're right on the road. She identified the property on the map. She believed
25 that Mr. Meuter was worried about traffic there because there was already a safety concern.
26
27 Community Development Director, Daniel Cardenas, explained that nothing would be done with
28 this property for the time being. If the property were redeveloped or the owners chose to put on
29 an addition, the City would require they put in the street improvements. Until that time, the City
30 could not force their hand.
31
32 Commissioner Butler asked how much property would be dedicated to the City for the road.
33 Mr. Hilton responded that the road was planned to have a 70-foot cross section, but he did not
34 know the exact square footage of the property that would be dedicated at this time.
35
36 Shelly Fenton asked if all of the traffic from this subdivision would be coming onto 1300 West.
37 Staff confirmed that 1300 West would be the only access until the other properties are developed.
38 Mrs. Fenton commented that the connections may never happen and that was a lot of traffic coming
39 through one access point. She requested that the City require traffic calming measures there.
40 Director Cardenas reported that the City Council has the authority to require something like that,
41 and he would be sure to bring up her concern with them at the next meeting.
42

1 Gerry Meuter asked about the drainage ditch at the corner of 1300 West. Mr. Hilton stated that it
2 would be piped and the road improvements would be installed there.

3
4 There were no further comments. Chair Coombs closed the public hearing.

5
6 **MOTION:** Commissioner Oborn moved that the Planning Commission forward a positive
7 recommendation of APPROVAL for the request of Ryan Bybee for the Subdivision Plat called
8 Hall Haven Plat “A”, and vicinity plan amendment, for property located at approximately 1400
9 West 1800 North, in the R-R (Rural Residential) Zone; and adopt the exhibits, conditions, and
10 findings contained in the staff report, and as modified by the conditions below:

- 11
- 12 1. Dead end street greater than 700 feet in length is acceptable.
- 13
- 14 2. An easement for a temporary emergency turnaround is added on a lot on the west end of
15 1930 North.
- 16
- 17 3. All Final Planning, Engineering, and Fire Department requirements are met.
- 18

19 Commissioner Butler seconded the motion. The Commissioners unanimously voted “Aye”. The
20 motion carried.

21
22 **ITEM 4** – Public Hearing to Consider the Request of Gregory Cook to Amend the Vicinity Plan
23 for Future Local Roads by Terminating 2480 North near Property Located at Approximately 1101
24 West 2600 North in R-R (Rural Residential) Zone. **NORTH FIELD NEIGHBORHOOD**

25
26 Director Cardenas briefly described the process the City went through to create the current vicinity
27 plan in 2014. The main things the City took into consideration when creating the plan was ensuring
28 that no other properties are land locked, that there is connectivity throughout the City, and that
29 emergency vehicles and snow plows will be accommodated. If a developer feels they could come
30 up with a better vicinity plan for their property, they have the ability to propose another.

31
32 Director Cardenas stated that the subject property was slightly larger than 6.5 acres and is located
33 in the R-R zone, which has a minimum square footage requirement of one-half acre. The vicinity
34 plan for the property showed the property subdivided into several one-half acre lots, but the
35 applicant wanted to consolidate the property into one large single-family lot. The neighboring
36 subdivision created a stub road that should have connected through this property, so the applicant
37 needed to create a new vicinity plan that would address the termination of that road. Director
38 Cardenas identified the area on an aerial photograph. Staff had worked with the applicant to come
39 up with several options for the termination of the road with a proper emergency turnaround. The
40 four options were identified as follows:

- 41
- 42 1. Create a cul-de-sac at the end of the road.

- 1
- 2 2. Close the existing knuckle to create a cul-de-sac.
- 3
- 4 3. Create a hammerhead turnaround at the end of the road and onto the applicant's property.
- 5
- 6 4. Create a hammerhead around within the existing knuckle.
- 7

8 Director Cardenas stated that the applicant was proposing Option 4. The adoption of the vicinity
9 plan amendment was a legislative decision, so the City Council would make the final decision on
10 this issue.

11
12 Commissioner Butler asked how far the knuckle was from the property line. Mr. Hilton indicated
13 that it is about 140 feet.

14
15 Commissioner Butler asked the applicant if he had spoken with the property owners in the area
16 about the proposal.

17
18 The applicant, Greg Cook, indicated that he very recently returned from living in China, so he had
19 not had a chance to speak with everyone. Those he had spoken to seemed to be in favor of the
20 proposal.

21
22 Chair Coombs opened the public hearing.

23
24 Eldon Andrus gave his address as 1198 West 2420 North and asked how the single-family home
25 would be accessed. Mr. Cook explained that there would be a private drive connecting to the main
26 road to the north and to the stub road. They would also have a road around the perimeter of the
27 property so that the residents can access the rear of the property.

28
29 Mr. Andrus asked if sidewalks would be required around the turnaround and if they would meet
30 ADA requirements. He also asked who would be liable for flooding if the snow plows put snow
31 into the drain and it gets clogged. Mr. Andrus was mostly concerned about the safety of the
32 children in the neighborhood with large emergency vehicles having to back up.

33
34 Engineer Hilton stated that snow plowing would be difficult on this road no matter what option is
35 chosen, but they would work with the residents to find the best location for the snow. With regard
36 to sidewalks, Mr. Hilton stated that the Code requires ADA approved sidewalks all the way around
37 the cul-de-sac, but they were not required around a hammerhead.

38
39 Chair Coombs noted that parking would not be allowed in either a hammerhead or a cul-de-sac.

40
41 Mr. Hilton commented that one of the difficulties with having the hammerhead in the knuckle is
42 finding a way to define where the turnaround is and how to prohibit parking.

1
2 Commissioner Butler asked if the existing knuckle would remain if they chose to put the
3 hammerhead there. Mr. Hilton answered affirmatively.

4
5 Commissioner Oborn commented that enforcing the “no parking” area would be difficult to
6 enforce. Director Cardenas stated that they would have to find a way to make sure that the
7 neighbors know about the turnaround and the parking restrictions.

8
9 Chair Coombs reopened the public hearing.

10
11 Greg Sorensen gave his address as 313 East 200 North and he asked why they would need to have
12 a turnaround in the knuckle when the developer is essentially building a turnaround on the property
13 by connecting to the neighborhood stub street. Mr. Sorensen asked if the property would be
14 fenced, particularly near the private road.

15
16 Mr. Cook stated that they had not finalized the site plan yet, so he wasn’t sure about the fencing.
17 He clarified that the private road around the property would be used very infrequently to access
18 the rear of the property. He briefly explained his intentions for the property and the challenges of
19 developing it because of the topography. His concern with having the hammerhead on his property
20 was the proximity of the public road to the location of the home.

21
22 Mr. Andrus suggested putting in a speed hump to address the ADA, sidewalk, and drainage issues.

23
24 There were no further public comments. Chair Coombs closed the public hearing.

25
26 Commissioner Oborn was in favor of Option 3. She respected that this was private property, but
27 this option would increase safety in the neighborhood. Commissioner Butler agreed.

28
29 Director Cardenas clarified that the proposal before them was for Option 4, and they could give a
30 recommendation on that proposal. The City Council would hear the proposal at their next meeting.

31
32 Mr. Cook commented that the knuckle is basically a turnaround right now. He asked if installing
33 signage and putting in red curbing would alleviate their concerns about parking.

34
35 Chair Coombs’s concern was enforcing the parking restrictions. She agreed that the chances of
36 having someone park in the area during an emergency was slim, but they still need to consider it.
37 Engineer Hilton stated that parking would be of concern regardless of whether it was a
38 hammerhead or a cul-de-sac.

39
40 Mr. Cook was worried that the City was concerned about the feelings of neighbors that were not
41 present at this meeting. There were many other neighbors present in support of the proposal. The
42 approval of the vicinity plan would impact what they could do with the property.

1
2 Chair Coombs reopened the public hearing.

3
4 Ken Nickell, who resides at 965 West 2600 North, commented that he was here about one year
5 ago fighting a commercial building going in across the street from his home, and there was a lot
6 of talk about safety concerns. That project was approved and the traffic had tripled on their
7 residential streets. He questioned whether the City really was concerned about safety. He
8 remarked that there isn't a street in Pleasant Grove that would meet all of the fire turnaround
9 requirements at any given time. This street has been a safety concern for years, and they're only
10 wanting to address it now that someone wants to make a change.

11
12 Mr. Andrus clarified that he would be fine with Option 4, as proposed by the applicant. He simply
13 brought up a few of his concerns so that the City could make an informed decision. He also did
14 not have a problem with Mr. Cook installing a crash gate at the entrance to his private drive.
15 Mr. Andrus also commented that he has not seen a car park in this knuckle in the six years that
16 he's lived in the neighborhood.

17
18 There were no further public comments. Chair Coombs closed the public hearing.

19
20 Commissioner Butler expressed appreciation for the residents' comments. He was sure that
21 engineering would do their part with this turnaround and they should trust that. He was in favor
22 or striping or red-curbing the area, even though parking would be difficult to enforce.

23
24 Commissioner Nydegger did not think there was an issue here because the knuckle was already
25 being used as an emergency turnaround.

26
27 **MOTION:** Commissioner Oborn moved that the Planning Commission recommend that the City
28 Council APPROVE the request of Magleby Construction to amend the Vicinity Plan by removing
29 the future adopted roads on the parcel located at approximately 1101 West 2600 North; and adopt
30 the exhibits, conditions, and findings contained in the staff report, and as modified by the
31 conditions below:

- 32
33 1. The specifications for the termination of the road and its turnaround shall be further
34 reviewed by staff and approved by City Council.
35
36 2. All Final Planning, Engineering, and Fire Department requirements are met.

37
38 Commissioner Nydegger seconded the motion. The Commissioner unanimously voted "Aye".
39 The motion carried.

1 **ITEM 7** – Review and Approval of the Minutes from the June 28, 2018 Planning Commission
2 Meeting.

3
4 **MOTION:** Commissioner Butler moved to APPROVE the minutes from the June 28, 2018
5 Planning Commission meeting. Commissioner Oborn seconded the motion. The Commissioners
6 unanimously voted “Aye”. The motion carried.

7
8 **MOTION:** Commissioner Nydegger moved to adjourn. The Commissioners unanimously voted
9 “Aye”. The motion carried.

10
11 The meeting adjourned at 8:51 p.m.

12
13
14 _____
15 Planning Commission Chair

16
17 _____
18 Barbara Johnson, Planning Tech

19
20 _____
21 Date Approved