PLEASANT GROVE CITY
PLANNING COMMISSION MEETING MINUTES
OCTOBER 24, 2019

PRESENT: Chair Dustin Phillips, Vice-Chair Tamara Oborn, Commissioners Bobbi Jo Blake, Tim Clyde, Todd Fugal, Lisa Coombs, Peter Steele, and Jim Martineau (Alternate)

EXCUSED: Commissioners Jeffrey Butler

STAFF: Daniel Cardenas, Community Development Director; Rylee Hall, City Planner; Shaun Hilton, Staff Engineer; Kara Kresser, Planning Assistant

The Planning Commission held a Work Session at 6:30 p.m.
Chair Phillips opened the regular session at 7:00 p.m.

Commission Business:

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

2. **Opening Remarks:** Commissioner Steele 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 to the November 7, 2019 meeting. Commissioner Clyde seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

4. **Staff Reports:**
   - **MOTION:** Commissioner Blake moved to APPROVE the staff reports as part of the public record. Commissioner Oborn 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 Richmond American Homes for an Expandable Phasing Plan called Hidden Springs Subdivision Condominium Plat ‘A’, on property located at approximately 1471 West 300 North in the Grove Mixed-Use (GMU) Overlay Zone. **SAM WHITE’S LANE NEIGHBORHOOD** *Continued to the November 7, 2019, Planning Commission Meeting.*

ITEM 2 – Public Hearing to Consider the Request of Tyler Parrish for a Conditional Use Permit to Allow an Accessory Structure, approximately 22 feet in Height, on Property Located at 1028 Grove Creek Drive in the R1-12 (Single-Family Residential) Zone. **GROVE CREEK NEIGHBORHOOD**

City Planner, Rylee Hall, presented the staff report regarding a request for a conditional use permit to allow for an accessory structure taller than 18 feet on the property listed above. The proposed garage is approximately 22 feet in height. City Code allows for a height of 25 feet, or the height of the primary dwelling, whichever is more restrictive. The home on the property is about 31 feet in height, which is taller than the proposed accessory structure. The proposed structure was determined to meet setback, area, and lot coverage requirements. The Code requires any accessory structure with an area greater than 500 square feet to match the primary dwelling with architecturally similar materials, colors, and details. This requirement was included in the conditions of approval. Staff recommended approval of the request.

Commissioner Blake asked if the grade of the property would make the accessory structure sit higher than the home. Ms. Hall explained that the accessory structure would be nearly equal with the home, but not higher.

Chair Phillips opened the public hearing. There were no public comments. Chair Phillips closed the public hearing and invited the Commission to either continue the discussion regarding this item or that he would entertain a motion if no further discussion is necessary.

**MOTION:** Commissioner Clyde moved that the Planning Commission APPROVE the request of Tyler Parrish for a Conditional Use Permit for a proposed accessory structure, with a height taller than 18 feet, located at 1028 East Grove Creek Drive in the R1-12 (Single-Family Residential) Zone; and adopt the exhibits, conditions, and findings contained in the staff report, and as modified by the conditions below:

1. Must match primary dwelling with similar siding materials or an alternative that meets City Code Section 10-9B-7:F.

2. All Final Planning, Engineering, and Fire Department Requirements are met.
Commissioner Steele seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.


Ms. Hall presented the application for a site plan for two, single-story office buildings on the subject property. The property is in The Grove Zone – Interchange Subdistrict. The proposed buildings on the site plan occupy a total area of 48,960 square feet. A street landscaping buffer of 25 feet was required along Sam White’s Lane and Grove Parkway, and the site plan includes such buffers. The site plan was determined to meet all landscaping requirements of the zone. With regard to parking, Ms. Hall stated that the site plan proposes 231 total stalls, with eight ADA stalls, which is in compliance with the Code. Additionally, the site will provide 12 bicycle parking spaces. Staff recommended approval of the site plan.

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

MOTION: Commissioner Coombs moved that the Planning Commission forward a recommendation of approval for the request of Daniel Thomas for the proposed site plan on property at approximately 2054 West Grove Parkway, in The Grove Zone – Interchange Subdistrict; 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 Fugal seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

ITEM 4 – Public Hearing to Consider the Request of James Hancock to Apply the R1-20 (Single-Family Residential) Zone to Approximately 2.35 Acres of Property Located at 2362 North 100 East. **BIG SPRINGS NEIGHBORHOOD**

Community Development Director, Daniel Cardenas presented the staff report regarding a request to rezone 2.35 acres of property from R-R to R1-20. In 2016, 33 acres of the surrounding property was approved for a similar rezone. The General Plan designates the property for Very Low-Density Residential, which includes the R-R, A-1, and R1-20 zones. The requested rezone was consistent with the General Plan and the surrounding zoning. The applicant had not submitted any development plans for the property.
The applicant, James Hancock, reported that he owns the adjacent R1-20 property and intended to include this 2.35 acres in the future development of the property. They did not have a concept plat at this time.

Commissioner Blake asked why this small portion was not included in the original rezone. Mr. Hancock stated that the family was not willing to sell to the original developer at that time. The family has since changed their minds and were willing to sell the property.

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

**MOTION:** Commissioner Oborn moved that the Planning Commission recommend that the City Council APPROVE the request of James Hancock to rezone approximately 2.35 acre of property at approximately 2362 North 100, from the R-R (Rural Residential) Zone to the R1-20 (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 Coombs seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

**ITEM 5 – Review and Approval of the Minutes from the September 26, 2019, Planning Commission Meeting.**

**MOTION:** Commissioner Fugal moved to APPROVE the minutes from the September 26, 2019, Planning Commission meeting, as amended. Commissioner Oborn seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

**MOTION:** Commissioner Coombs moved to adjourn the meeting at 7:26 p.m. Commissioner Fugal seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.
Planning Commission Chair

Kara Kresser, Planning Tech

11/1/19

Date Approved