PLEASANT GROVE CITY
PLANNING COMMISSION MEETING MINUTES
NOVEMBER 14, 2019

PRESENT: Chair Dustin Phillips, Vice-Chair Tamara Oborn, Commissioners Bobbi Jo Blake, Tim Clyde, Jeffrey Butler, and Jim Martineau (Alternate)

EXCUSED: Commissioners Todd Fugal, Lisa Coombs and Peter Steele

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

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 Butler led the Pledge of Allegiance.

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

3. Agenda Approval:

   • MOTION: Commissioner Clyde moved to APPROVE the agenda as part of public record, with Items 9 and 10 continued to the December 12, 2019 meeting. Commissioner Martineau 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 Butler 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 Chad Randle for a Minor Site Plan Amendment that Includes Proposed Changes to Approved Architectural Plans, Located at Approximately 400 West 400 North in the Downtown Village Zone – Transitional Subdistrict. LITTLE DENMARK NEIGHBORHOOD

City Planner, Rylee Hall, presented the staff report regarding a request for a minor site plan amendment. The approved architectural plans were applied to a site plan for a new townhome community, with 40 dwelling units, at the same location. The proposed minor site plan amendment included changes to architectural plans approved by the Planning Commission on March 22, 2018. The applicant was proposing to make changes to the materials, colors, and design. The rest of the site, lighting, and landscaping would remain unchanged. On October 22, 2019 the proposed changes to the approved design plans were reviewed by the Design Review Board (“DRB”) who found that the proposed design met the requirements for urban design as well as building materials and design. The DRB recommended the applicant develop several color schemes to add variety to the overall design. Ms. Hall presented seven color schemes as submitted by the applicant. Staff recommended approval of the amendments.

The applicant, Steve Merrill, reported that they proposed seven color schemes so that each unit would have character without being completely different. The roofing and trim would be the same on all units.

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 Blake moved that the Planning Commission forward a recommendation of APPROVAL for the request of Chad Randle for the proposed minor site plan amendment on property at approximately 400 West 400 North, in the Downtown Village Zone – Transitional 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 Oborn seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.
ITEM 2 – Public Hearing to Consider the Request of Ron and Becky Christensen for a Conditional Use Permit to Allow an Accessory Structure, Approximately 21 Feet in Height, on Property Located at 978 West 1180 North in the R1-10 (Single-Family Residential) Zone. NORTH FIELD NEIGHBORHOOD

Ms. Hall presented the staff report and stated that the applicant is requesting approval of a Conditional Use Permit for a proposed accessory structure, with a height taller than 18 feet on property located at 978 West 1180 North in the R1-10 (Single-Family Residential) Zone. A Conditional Use Permit was required to allow construction of an accessory structure taller than 18 feet in height. Ms. Hall confirmed that the application meets the Code requirements for height, setbacks, lot area, lot coverage, distance between buildings, and material requirements. Staff recommended approval of the request.

The applicant, Ron Christensen, reported that the proposed height of the accessory structure is slightly less than 21 feet. Their intent was to construct a pole barn. The building will be 34’ x 30’ for a total of 980 square feet. He would like to extend the barn two more feet if it fits within setback requirements.

Ms. Hall noted that accessory structure over 1,000 feet in this zone would require another conditional use permit.

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 Ron and Becky Christensen for a Conditional Use Permit for a proposed accessory structure, with a height taller than 18 feet, located at 978 West 1180 North in the R1-10 (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 Martineau seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.
ITEM 3 – Public Hearing to Consider the Request of Cory Heward for a Conditional Use Permit to Allow an Accessory Structure, Approximately 22 Feet in Height, on Property Located at 641 East 700 North in the R1-9 (Single-Family Residential) Zone. MONKEY TOWN NEIGHBORHOOD

NOTE: Items 3 and 4 were discussed simultaneously.

Ms. Hall presented the staff report and stated that the applicant was requesting approval of a Conditional Use Permit for a proposed accessory structure, with a height taller than 18 feet and greater than 10% of the minimum required lot size. A Conditional Use Permit was required to allow the construction of accessory structure taller than 18 feet in height, and another permit for accessory structures larger than 10% of the minimum required lot size of the zone. In the R1-9 Zone, the minimum required lot size is 9,000 square feet; therefore, any accessory structure greater than 900 square feet must obtain a Conditional Use Permit prior to construction. Ms. Hall confirmed that the application meets all requirements for height, setbacks, area, lot coverage, distance between buildings, and material requirements. The proposed height of the structure was 22 feet with a proposed square footage of 1,344 square feet. Staff recommended approval of both Conditional Use Permits.

Commissioner Blake asked what it means for a structure to be incidental to the main dwelling. Ms. Hall explained that the structure would have to be smaller in size or height than the home.

Commissioner Blake asked if there were any elevation concerns on the property and asked if the accessory structure would sit higher than the primary dwelling.

The applicant, Cory Heward, reported that the property has a relatively flat grade. The intent was to excavate the area down three or four feet so that the accessory structure could be more easily accessed from 780 North.

Chair Phillips opened the public hearing.

Eric Johnson, a resident, was present because this was the first time he had heard of the accessory structure and he wanted to be sure it wasn’t too large. He was frustrated that this item was advertised as a public meeting, but this was essentially approved since it meets all Code requirements.

There were no further 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 Oborn moved that the Planning Commission APPROVE the request of Cory Heward for a Conditional Use Permit for a proposed accessory structure, with a height taller than 18 feet, located at 641 East 700 North 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 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 Butler seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

ITEM 4 – Public Hearing to Consider the Request of Cory Heward for a Conditional Use Permit to Allow an Accessory Structure, Totaling 1350 square feet, Greater Than 10% of the Minimum Required Lot Size (9,000 Square Feet), on Property Located at 641 East 700 North in the R1-9 (Single-Family Residential) Zone. MONKEY TOWN NEIGHBORHOOD

NOTE: Items 3 and 4 were discussed simultaneously.

MOTION: Commissioner Oborn moved that the Planning Commission APPROVE the request of Cory Heward for a Conditional Use Permit for a proposed accessory structure, greater than 10% of the minimum required lot size, located at 641 East 700 North 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 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 Butler seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

ITEM 5 – Public Hearing to Consider the Request of Jason Colaizzi for a Conditional Use Permit to Allow a Fence, 8 Feet in Height, on Property Located at 958 East Orchard Drive in the R1-9 (Single-Family Residential) Zone. SCRATCH GRAVEL NEIGHBORHOOD

Ms. Hall presented the staff report and stated that the applicant was requesting approval of a Conditional Use Permit for an eight-foot fence on the subject property. The purpose of the application was to provide more privacy for the owner's deck and backyard area. The property slopes down from the eastern side of the property, bordering Loader Avenue, toward the center and western portion of the property. As a result, the deck can be easily seen from street level. The applicant was seeking the eight-foot fence for just the eastern and southern property lines. The City Code allows a property owner to construct a fence up to 10 feet in height with a Conditional Use Permit, if it was determined that additional screening was needed along a side yard or rear yard. Fences that are seven feet or taller require a building permit as well.
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
Jason Colaizzi for a Conditional Use Permit to allow a fence of up to eight feet in height along the
eastern portion of the property and along the southern property line of property located at 958 East
Orchard Drive 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 conditions below:

1. A Building Permit for the eight-foot section of fence shall be obtained before any
construction takes place.

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

Commissioner Blake seconded the motion. The Commissioners unanimously voted “Aye”. The
motion carried.

ITEM 6 – Public Hearing to Consider the Request of Davies Design Build for a Three-Lot
Preliminary Subdivision Plat called Triple View Subdivision Plat ‘A’, on Property Located at
Approximately 104 West 400 North in the R1-8 (Single-Family Residential) Zone. **LITTLE
DENMARK NEIGHBORHOOD**

Ms. Hall presented the staff report and stated that the applicant was requesting approval of a three-lot
residential subdivision called Triple View Subdivision Plat ‘A’, located at the address listed above.
Lots 1, 2, and 3 contain existing structures that will be demolished with further development. Street
improvements for the proposed lots were not existing and would be required with further
development. Lots 1 and 2 will be 0.25 acres in size and Lot 3 will be 0.23 acres. The lots meet all
requirements of the R1-8 Zoning ordinance. Frontage for the lots would be on 100 West and 400
North. Staff recommended approval of the application.

Chair Phillips opened the public hearing.

Jeff Hamilton, a resident, asked what uses are allowed under the current zoning. Chair Phillips
reported that the R1-8 Zone only allows for single-family residential homes. Multi-family
developments will not be allowed. Commissioner Oborn explained that any residential home in
Pleasant Grove could have an accessory apartment but the Code requirements must be met.

There were no further 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 forward a positive recommendation of APPROVAL for the request of Davies Design Build for the subdivision plat called Triple View Subdivision Plat ‘A’, on property located at approximately 104 West 400 North, 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. Street improvements will be required upon further development of the property.
2. All Final Planning, Engineering, and Fire Department requirements are met.

Commissioner Clyde reported that the width of Lot 1 was 0.03 feet short of the requirement. Staff explained that they could not use lot size averaging in this case because there are only three lots in the subdivision. They suggested that they include language in the motion to address this.

MOTION: Commissioner Oborn moved that the Planning Commission forward a positive recommendation of APPROVAL for the request of Davies Design Build for the subdivision plat called Triple View Subdivision Plat ‘A’, on property located at approximately 104 West 400 North, 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. Lot 1 meets the minimum lot width requirement of 85 feet.
2. Street improvements will be required upon further development of the property.
3. All Final Planning, Engineering, and Fire Department requirements are met.

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

ITEM 7 – Public Hearing to Consider the Request of David Johnson (Johnson Engineering) for a One-Lot Preliminary Subdivision Plat called The Grove Subdivision Plat ‘B’, on Property Located at Approximately 756 South Pleasant Grove Boulevard in The Grove Zone – Commercial Sales Subdistrict. SAM WHITE’S LANE NEIGHBORHOOD

Ms. Hall presented the staff report and stated that the applicant is requesting approval of a one-lot commercial subdivision called The Grove Subdivision Plat ‘B’ located at the address listed above. Lot 3, the only lot in the subdivision, is currently part of a subdivision called The Grove Subdivision Phase 1. With the approval of the proposed subdivision plat, Lot 2 of The Grove Subdivision Phase 1 will be vacated and become Lot 3 of the proposed subdivision. The proposed subdivision occupies a total area of 1.57 acres. To allow for flexibility in creating commercial developments, there was no minimum lot area, lot width or lot frontage for the Commercial Sales Subdistrict of The Grove Zone. Therefore, the proposed subdivision meets all Code requirements. Staff recommended approval of the request.
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 Butler moved that the Planning Commission forward a positive recommendation of APPROVAL for the request of David Johnson (Johnson Engineering) for the Subdivision Plat called The Grove Subdivision Plat ‘B’, on property located at approximately 756 South Pleasant Grove Boulevard, in The Grove Zone – Commercial Sales 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.

Commission Martineau seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

**ITEM 8 – Public Hearing to Consider the Request of Duane Roper (Granny B’s Cookies) to Amend City Code Section 10-11E-1-1:DV (Downtown Village) Zone, Table of Permitted, Conditional, and Accessory Uses, to Allow the Processing, Manufacturing, and Delivery of Bakery Products (Use #2150 Bakery Products) as a Permitted Use in the Downtown Village Zone – Commercial Subdistrict.**

Community Development Director, Daniel Cardenas presented a zoning map of the City and identified the Downtown Village Zone and the two subdistricts: Commercial and Transitional. Each subdistrict had its own list of permitted and conditional uses. He gave a brief history of manufacturing uses in Pleasant Grove. It was noted that manufacturing is currently not allowed in the Commercial Subdistrict.

Director Cardenas explained that there was a building within this zone that was vacated by Costume Craze, and it had been difficult finding another business to take over the building. The applicant recently approached the City about using the building for the manufacturing of cookies. The proposal would add Use #2150 to the list of uses for the zone. This use would allow the manufacturing of Bakery Products only. While there would be some nuisances, staff believed the manufacturing of baked goods would be less intense than other manufacturing uses. The Planning Commission could recommend the use added as a permitted use, a conditional use, or recommend denial.

The applicant, Duane Roper, stated that they intended to utilize the entire building, which is 56,000 square feet in size. Mr. Roper had been involved in the baking business for many years and attested to the fact that cookie manufacturing is a very clean operation. They currently operate out of Orem and have deliveries and pickups between 8:00 a.m. and 4:00 p.m. Production extended before and after those hours. They will add jobs to the community with 30 to 35 employees each shift.
Director Cardenas asked about noise. Mr. Draper explained that trucks will back up to sealed doors and all of the loading and unloading will take place indoors. This was done to protect the food.

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.

Commissioner Blake expressed concern about mixing uses. The City’s current manufacturing district contained various uses. She wasn’t sure if this use was appropriate for a residential/commercial area. Although this is a nice manufacturing use, it is still manufacturing.

Commissioner Clyde preferred to see a retail component with the use. Even a small retail area would lend to the atmosphere in the zone. The other Commission members agreed.

MOTION: Commissioner Oborn moved that the Planning Commission forward a recommendation of APPROVAL to the City Council for the proposed amendment to City Code Section 10-11E-1-1: DV (Downtown Village) Zone, Table of Permitted, Conditional, and Accessory Uses for the Downtown Village Zone; and adopt the exhibits, conditions, and findings contained in the staff report, and as modified by the condition below:

1. Use #2150 Bakery Products be a Conditional Use only.

Commissioner Blake seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

It was noted that the City Council will grant final approval of the Code amendment. If approved, the applicant could submit an application for the Conditional Use Permit.

ITEM 9 – Public Hearing to Consider the Request of Pleasant Grove City to Amend City Code Section 10-15: Supplementary Design Standards, by Adding the Following Section, Section 10-15-49: Frontage Requirements for Commercial Developments, to Specify Requirements for Commercial Developments Only, Regarding Frontage and Accessibility on a Public Street. CITY-WIDE

*Continued to the December 12, 2019 Planning Commission Meeting.*

ITEM 10 – Public Hearing to Consider the Request of Joe Salisbury to Amend City Code Section 10-11-D-16-C: CS-2 (Commercial Sales – 2) Zone, Multiple-Family Residential Development Requirements, Required Building Design, by Changing the Requirement for Roof Pitch within the CS-2 (Commercial Sales – 2) Zone. CITY-WIDE

*Continued to the December 12, 2019 Planning Commission Meeting.*

ITEM 11 – Public Hearing to Consider an Amendment to the Pleasant Grove City General Plan, in Order to Update the City’s Moderate-Income Housing Plan by Adopting an Updated Version of
Chapter 6: Housing, and to Discuss Current and Future Options to Provide Housing to Meet State Requirements. **CITY-WIDE**

Director Cardenas reported that the Planning Commission previously reviewed the proposed amendment and forwarded a recommendation of approval to the City Council. None of the numbers or policies had changed since the last time it was reviewed. All of the changes were semantics.

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 Blake moved that the Planning Commission forward a recommendation of APPROVAL to the City Council for the proposed amendments to the General Plan in order to adopt an updated version of Chapter 6: Housing; and adopting the exhibits, conditions, and findings contained in the staff report, and as modified by the condition below:

1. Staff adopts the future modifications to the language proposed by our MPO Mountainland Association of Governments (“MAG”).

Commissioner Martineau seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

**MOTION:** Commissioner Blake moved to adjourn the meeting at 8:51 p.m. Commissioner Oborn seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

Planning Commission Chair

Kara Kresser, Planning Tech

12/19/19

Date Approved