PLEASANT GROVE CITY
PLANNING COMMISSION MEETING MINUTES
JANUARY 23, 2020

PRESENT: Chair Dustin Phillips, Vice-Chair Tamara Oborn, Commissioners Lisa Coombs, Peter Steele, Todd Fugal, Jeffery Butler, and Jim Martineau (Alternate)

STAFF: Daniel Cardenas, Community Development Director; Rylee Hall, City Planner; Shaun Hilton, Staff Engineer; Barbara Johnson, Staff Assistant

EXCUSED: Commissioners Tim Clyde and Bobbi Jo Blake

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 Martineau gave the opening remarks.

3. **Agenda Approval:**
   - **MOTION:** Commissioner Coombs moved to APPROVE the agenda as part of public record, as written. Commissioner Oborn seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

4. **Staff Reports:**
   - **MOTION:** Commissioner Steele moved to APPROVE the staff reports as part of the public record. Commissioner Fugal 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 Maqsood Merchant for a Site Plan for a Single-Story, Single-Tenant Restaurant Building on Property Located at Approximately 453 South Pleasant Grove Boulevard in The Grove Zone – Commercial Sales Subdistrict. **SAM WHITE’S LANE NEIGHBORHOOD**

*NOTE: Items 1 and 2 were discussed simultaneously.*

City Planner, Rylee Hall, presented the staff report and explained that the applicant was requesting approval of a two-lot preliminary subdivision called The Void Plat ‘D,’ on property located at approximately 452 South Pleasant Grove Boulevard in The Grove Zone – Commercial Sales Subdistrict. The proposed subdivision requires a vacation of Lot 6 of The Void Plat ‘C,’ which would become Lots 7 and 8 of The Void Plat ‘D.’ The applicant also requested approval of a site plan for a single-story, single-tenant restaurant on Lot 8 of the proposed subdivision. The proposed subdivision, The Void Plat ‘D,’ occupies a total area of 1.78 acres and consists of Lots 7 and 8.

To allow for flexibility in creating commercial developments, there is no minimum lot area or lot width for The Grove Zone – Commercial Sales Subdistrict. Frontage was provided by a public road, Pleasant Grove Boulevard, Garden Grove Lane, and Evermore Lane, and exceeded 25 feet. Therefore, the proposed subdivision meets all zoning requirements in the City Code. Engineering staff also reviewed the proposed subdivision for all general requirements for subdivisions in City Code. Staff discovered that said general requirements were also met by the proposal.

The total area of the proposed building is 2,637 square feet. The required building setback is 25 feet and was measured from all lot lines, bordering Pleasant Grove Boulevard, Garden Grove Lane, and Evermore Lane. A reduction of up to five feet may be allowed if the developer provides enhancements and exceeds the City’s standard requirements, for architecture, amenities, and landscaping for the overall project area. Staff determined this was the case and the reduction to a 20-foot required setback may be allowed. As permitted for the neighboring lot, the Hyatt House, setback averaging was used to allow variation in the required setback along different areas of the site.

Landscaping requirements within The Grove Zone – Commercial Sales Subdistrict require a mix of landscape elements, including evergreens. At least one tree was required per 1,000 square feet of required landscaped areas and at least 30% of the total number of required trees shall be evergreen. The proposed site plan contains 14 trees total, six of which are evergreen (~43%) and exceeds the landscaping requirements for the zone.

The site plan was reviewed by the Design Review Board (“DRB”) who found that the site and building meet the requirements for urban design as well as building materials and design.

As the proposed use for the building is a restaurant, parking needs for the site were estimated based on the given ratio: one (1) space per 200 square feet – the total calculation may exclude square footage designated kitchen areas, storage, bathrooms, etc. With 2,637 total square feet, 14 total parking spaces were required. The Site Plan provides 41 total stalls, which exceeds the parking requirements for the site. City Code requires 2 ADA stalls, which were provided on the site plan.
The submitted plans comply with existing City Code requirements for landscaping, design, setbacks, parking, and all other requirements for The Grove Zone – Commercial Sales Subdistrict. Staff recommended approval of both applications.

The applicant, Maqsood Merchant, reported that they have 600 restaurants nation-wide, but this would be the first Captain D’s in Utah. He thanked staff for working with him on this application. They chose to come to Pleasant Grove because the City is growing and have been good to work with.

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

There was brief discussion about the cross-access easement with Hyatt House.

**MOTION:** Commissioner Steele moved that the Planning Commission forward a recommendation of approval for the request of Maqsood Merchant for the subdivision plat called The Void Plat “D” on property located at approximately 452 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.

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

**ITEM 2 – Public Hearing to Consider the Request of Maqsood Merchant for a Two-Lot Preliminary Subdivision Plat called The Void Plat ‘D’, on Property Located at Approximately 452 South Pleasant Grove Boulevard in The Grove Zone – Commercial Sales Subdistrict. 

**WHITE’S LANE NEIGHBORHOOD.**

**NOTE:** Items 1 and 2 were discussed simultaneously.

**MOTION:** Commissioner Coombs moved that the Planning Commission forward a recommendation of APPROVAL for the request of Maqsood Merchant for the proposed site plan on property located at approximately 452 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.

Commissioner Martineau seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.
ITEM 3 – Election of Planning Commission Chair and Vice-Chair for 2020-2021.

Chair Phillips opened the floor to nominations for Planning Commission Chair.

MOTION: Commissioner Steele nominated Todd Fugal to serve as Planning Commission Chair for 2020-2021. Commissioner Oborn seconded the motion.

MOTION: Commissioner Butler nominated Bobbi Jo Blake to serve as Planning Commission Chair 2020-2021. Commissioner Martineau seconded the motion.

A ballot vote was taken, and Todd Fugal was elected as Planning Commission Chair.

Chair Phillips opened the floor for nominations for Planning Commission Vice-Chair.

MOTION: Commissioner Oborn nominated Jeffery Butler for Planning Commission Vice-Chair 2020-2021. Commissioner Coombs seconded the motion.

MOTION: Commissioner Butler nominated Bobbi Jo Blake to serve as Planning Commission Vice-Chair 2020-2021. Commissioner Steele seconded the motion.

A ballot vote was taken and Jeffery Butler was elected as Vice-Chair.

ITEM 4 – Review and Approval of Minutes for the January 9, 2020, Planning Commission Meeting.

MOTION: Commissioner Oborn moved that the Planning Commission APPROVE the minutes for the January 9, 2020, Planning Commission Meeting. Commissioner Fugal seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

MOTION: Commissioner Coombs moved to adjourn the meeting at 7:20 p.m. Commissioner Oborn seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

Planning Commission Chair

Barbara Johnson, Staff Assistant

Date Approved

2-13-2020