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3 PLEASANT GROVE CITY  
4 PLANNING COMMISSION MEETING MINUTES  
5 October 27, 2022  
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7 **PRESENT:** Chair Jeffrey Butler Commissioners: Todd Fugal, Lindsey Hargett, Dustin Phillips,  
8 and Peter Steele  
9

10 **STAFF:** Daniel Cardenas, Community Development Director; Jacob Hawkins, City Planner; and  
11 Kara Kresser, Planning Assistant  
12

13 **EXCUSED:** Commissioners Jim Martineau, Karla, Patten, Wendy Shirley, and Tim Clyde;  
14 Aaron Wilson, City Engineer; and Kristen Haggard, Planning Tech  
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16 Chair Jeffrey Butler called the meeting to order at 7:00 p.m.  
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18 **Commission Business:**  
19

20 1. **Pledge of Allegiance and Opening Remarks:** Commissioner Hargett led the Pledge of  
21 Allegiance. Commissioner Fugal offered the opening remarks.  
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23 2. **Agenda Approval.**  
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- 25 • **MOTION:** Commissioner Steele moved to APPROVE the agenda. Commissioner  
26 Fugal seconded the motion. The Commissioners unanimously voted "Aye". The  
27 motion carried.  
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29 3. **Staff Reports:**  
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- 31 • **MOTION:** Commissioner Phillips moved to APPROVE the Staff Reports.  
32 Commissioner Hargett seconded the motion. The Commissioners unanimously  
33 voted "Aye". The motion carried.  
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35 4. **Declaration of Conflicts and Abstentions from Commission Members.**  
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37 There were no declarations or abstentions.  
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1 **ITEM 1 – Public Hearing: General Plan Update**  
2 **(City Wide)**

3 Public Hearing for the Adoption of a Moderate-Income Housing Chapter for the General Plan.  
4 This Chapter Contains New Strategies to Guide Present and Future Policies Regarding Moderate-  
5 Income Housing within the City.

6 *\*\*Continued from October 10, 2022\*\**

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8 Community Development Director, Daniel Cardenas, presented the staff report and stated that this  
9 item seeks adoption of the Moderate-Income Housing Element of the General Plan, which has  
10 already been submitted to the State to meet a filing deadline. The Commission Members will be  
11 provided with a draft of the total General Plan revision in December, which will likely be finalized  
12 in January or February of 2023.

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14 Director Cardenas reported that several State requirements needed to be added to the plan,  
15 including a requirement to show a graphic representation of the existing housing supply.  
16 Additionally, staff identified the newly adopted policies/ordinances, which will either promote or  
17 create opportunities for moderate-income housing within the City. He stated that this identification  
18 process will continue to be done by staff and reported to the State on an annual basis in November  
19 or December to show what has been done to meet the identified five strategies that have been  
20 adopted.

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22 Director Cardenas referred to the actual report submitted and reviewed the adopted policies. He  
23 identified properties already rezoned for density, including four acres near Granny B's Cookies  
24 and 11.5 acres near the Boulevard. He also identified a section addressing the creation or  
25 allowance of accessory buildings. He reported that he received an email from two cities that want  
26 to copy Pleasant Grove's Tiny Homes Ordinance. He explained that Pleasant Grove was the first  
27 City in the state to adopt an Accessory Housing Ordinance and now others are looking at it.

28  
29 He stated that questions were raised regarding the issue of points if strategies B or C were adopted.  
30 He did not have an answer but stated that if it was something the Commission wants it could be  
31 included. He cautioned against making anything rigid since the document can be amended in the  
32 future.

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34 Director Cardenas reported that Strategies A, B, F, H, and W have been adopted. Strategy F  
35 addresses rezoning for higher density in commercial or mixed-use areas. In that regard, the City  
36 is currently addressing a developer's request to include residential development in The Grove  
37 Interchange Subdistrict Commercial Zone. That discussion involves luxury residential units,  
38 which do not equate with moderate-income housing and will not help with this plan. He stated  
39 that the Downtown Zone already has a policy in place to allow a certain number of residences if a  
40 certain square footage of commercial use is provided. A recent development with three  
41 commercial sites and residences was approved under that policy. This type of information will be  
42 documented in the annual reports.

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It was noted that there are many multi-faceted issues related to housing affordability, which is a problem state-wide. Director Cardenas stated that if there are additional strategies available, now would be a good time to add them. The State requires a minimum of three strategies but has no upward limit on how many can be adopted. Pleasant Grove's Moderate-Income Housing Element addresses five strategies. There was discussion regarding the future requirement that a Multi-Family Housing Zone be located near a transit corridor. It was noted that this is not required and Pleasant Grove does not currently have a transit corridor. Director Cardenas stated that if they receive a request for multi-family along the Boulevard, based on past experience, he did not know how successful it would be. The plan, at this point, appears adequate with the understanding that minor technical changes are needed.

Staff recommended approval, and if approved, the matter would be brought before the City Council in mid-November or December. He noted that it is a living document that can be modified as times change.

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

Director Cardenas reported that rather than waiting one year, the Commission can recommend a quarterly or semester review. Although currently not part of the strategies, he noted that the City could assist in increasing the residents' knowledge base about qualifying for low-income loans. He suggested a website to identify the various available low-income programs. He commented and referenced the location of the report, which addresses low-income housing credits.

Commissioner Fugal stated that the five strategies, listed on page 20 of the report, appear to concentrate on creating density with the concept being that smaller is cheaper. He expected that strategy to drive prices down but was not sure it would work for Pleasant Grove to increase moderate-income housing numbers. He suggested in the future that the focus be on strategies other than creating density and suggested that they explore what strategies are being suggested throughout the State to determine if any would work in Pleasant Grove. He did not believe that the focus should be solely on smaller units. Walkability, as a concept was raised and was noted to already be included in strategy W. Not all available strategies were addressed.

Commissioner Fugal stated that they need to view the issue in terms of what will drive moderate-income housing since the plan was generated to meet State compliance. There was discussion about Strategies O and K and ideas pertaining to Section 8 housing mandates, tax credits, and funding. Director Cardenas reported that these alternate strategies could either be added now or at some time in the future. It was noted that the content of the plan currently considered was acceptable but looking forward different strategies could be considered. Director Cardenas

1 reported that they will be providing additional information regarding Strategies O and K in the  
2 future that could fit into their strategies.

3  
4 After asking if the City owns any land that could be dedicated to a moderate-income housing  
5 project as a strategy, there was discussion regarding potential developments and what policies and  
6 zoning changes would be impacted. There was also discussion of issues such as types of housing,  
7 parking requirements, transit corridors, and whether to sell City-owned property or hold it in  
8 partnership. Strategies were identified to increase the amount of moderate-income housing in the  
9 City.

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11 It was noted that because the strategies involve increasing density, infrastructure is logically  
12 impacted. Therefore, the City's costs to run, upkeep, and upgrade the infrastructure need to be  
13 balanced when contemplating any such increased density. There was discussion regarding multi-  
14 family versus single-family residences and potential areas for redevelopment. Director Cardenas  
15 reported that currently, 32 to 35 percent of residences are multi-family homes. It was noted that  
16 that amount has not impacted the availability of affordable housing.

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18 There was a question regarding what studies have been done to show what drives moderate-income  
19 housing. Page 12 of the report was referenced. It includes County data from census estimate  
20 information and showed an increase in median rental values of \$863 in 2010 to \$1,277, in 2020.  
21 It was also reported that rents had increased significantly over the past two years. As the data in  
22 the report was more County based, Commissioner Fugal stated that it would be helpful for the City  
23 to conduct a Spot Study on actual rents in Pleasant Grove and set forth the variances according to  
24 the type of housing. That information would help in obtaining data to support their strategies to  
25 move from a Compliance Plan to an Action Plan.

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27 **MOTION:** Commissioner Phillips moved that the Planning Commission recommend  
28 APPROVAL to the City Council of the adoption of the new Moderate-Income Housing Chapter  
29 of the General Plan; and adopting the exhibits, conditions, and findings of the staff report, and as  
30 modified by the conditions below:

- 31  
32 1. All Final Planning, Engineering, and Fire Department requirements are met.  
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34 2. A review be presented by staff on an every four-month basis.  
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36 Commissioner Hargett seconded the motion. The Commissioners unanimously voted "Aye". The  
37 motion carried.  
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1 **ITEM 2 – Review and Approve the Minutes from the October 13, 2022, Planning**  
2 **Commission Meeting.**

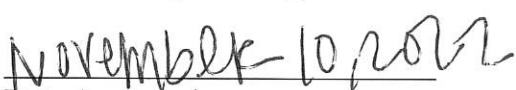
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4 **MOTION:** Commissioner Steele moved to APPROVE the minutes of October 13, 2022, as  
5 printed. Commissioner Fugal seconded the motion. The Commissioners unanimously voted  
6 “Aye”. The motion carried.

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8 Director Cardenas reported that the November Commission Meeting is scheduled for the 10<sup>th</sup>;  
9 however, an applicant requested a Special Meeting on November 17, which will require a quorum.  
10 It was confirmed that a quorum could be convened. He also referenced the December meeting and  
11 stated that he will send a poll regarding a meeting date for either December 8 or 15. He noted that  
12 he is gathering information regarding the terms of Commission Members for their consideration.  
13 He stated that his preference would be to stagger the terms of service.

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15 **MOTION:** Commissioner Steele moved to ADJOURN the meeting at 7:46 p.m. Commissioner  
16 Hargett seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

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21 Planning Commission Chair

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24 Kara Kresser, Planning Tech

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Date Approved