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2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 November 10, 2022

6
7 **PRESENT:** Chair Jeffrey Butler, Todd Fugal, Jim Martineau, Peter Steele, Lindsey Hargett, Tim
8 Clyde, Wendy Shirley

9
10 **STAFF:** Daniel Cardenas, Community Development Director; Aaron Wilson, City Engineer; Kara
11 Kresser, Planning Assistant; Kristen Haggard, Planning Tech

12
13 **EXCUSED:** Dustin Phillips and Karla Patten, Commissioners; and Jacob Hawkins, City Planner

14
15 Chair Jeffrey Butler called the meeting to order at 7:00 p.m.

16
17 **Commission Business:**

18
19 1. **Pledge of Allegiance and Opening Remarks:** Commissioner Clyde led the Pledge of
20 Allegiance. Commissioner Shirley offered the opening remarks.

21
22 2. **Agenda Approval.**

- 23
24 • **MOTION:** Commissioner Fugal moved to APPROVE the agenda. Commissioner
25 Clyde seconded the motion. The Commissioners unanimously voted "Aye". The
26 motion carried.

27
28 3. **Staff Reports:**

- 29
30 • **MOTION:** Commissioner Martineau moved to APPROVE the Staff Reports.
31 Commissioner Hargett seconded the motion. The Commissioners unanimously voted
32 "Aye". The motion carried.

33
34 4. **Declaration of Conflicts and Abstentions from Commission Members.**

35
36 There were no declarations or abstentions.

1 **ITEM 1 – Public Hearing: Site Plan – Located at Approximately 360 South 1300 West**
2 **(Sam White’s Lane Neighborhood)**

3 Public Hearing to Consider the Request of the Hale Center Foundation for the Arts and Education for
4 a Commercial Site Plan for a Theater, located at approximately 360 South 1300 West in The Grove
5 Zone–Commercial Sales Subdistrict.

6
7 Community Development Director, Daniel Cardenas, presented the Staff Report and stated that the
8 above request involves the approval of a Commercial Site Plan for the Hale Center in The Grove
9 Zone-Commercial Sales Subdistrict. The location of the proposed building at Pleasant Grove
10 Boulevard and 1300 West on the doTERRA campus was identified on an aerial map. It is located on
11 a portion of Lot 5 of the existing doTERRA plat. The theater will be adjacent to an established
12 medical office building. Customer parking is on the south of the theater with a roundabout feature
13 already established. Director Cardenas reported that a new plat is contemplated but is not required
14 for this site plan approval as it is currently located within an existing plat.

15
16 On the proposed site plan, he described that the front of the building faces the large parking lot area
17 with the main lobby entry providing access to the two theaters. The front entry side of the building
18 will be composed of a combination of stone veneer, glass, metal sheeting, and steel columns. The
19 back of the building facing Pleasant Grove Boulevard, which is a tall and more solid wall because of
20 the theater configuration, will have a façade that is in the development stage. That wall will be
21 softened by using architectural features, setbacks, and landscaping, including the one required setback
22 on Pleasant Grove Boulevard. The setback exceeds the 25-foot setback requirement. Additionally,
23 there is a stage access area at the back of the building off Pleasant Grove Boulevard that also contains
24 a generator.

25
26 Using the site/landscape plans and renderings, Director Cardenas identified the various features of
27 the building's interior levels and the building elevations including the two theaters, multiple offices,
28 and dressing rooms. The proposed square footage is approximately 48,000 square feet. The
29 Landscaping Plan meets the requisite requirement for the zone and the Design Review Board
30 (“DRB”) approved the project. The use is permitted in the zone (Use # 7210 – entertainment centers).
31 Staff, with the exception of engineering who is still reviewing the plans, recommended approval.
32 Director Cardenas thanked the planning staff for quickly reviewing the project.

33
34 Concern was expressed regarding whether the entrance to the backstage area from Pleasant Grove
35 Boulevard had been evaluated for traffic flow and turn-around capabilities. Both City Engineer,
36 Aaron Wilson, and Director Cardenas acknowledged that the entry and space, which will not be for
37 public use, had been evaluated and found to be adequately designed to accommodate the activities
38 contemplated. Commissioner Shirley noted the height and lack of windows and asked about the long-
39 term sustainability of the Landscaping Plan along the building facing Pleasant Grove Boulevard.
40 Director Cardenas referenced the Landscaping Plan and renderings and addressed the northwest
41 corner closest to Pleasant Grove Boulevard. He reported that they are working with the applicant on
42 that area, including adding posters and wall signs. The renderings show how the landscaping and
43 wall signs will work.

1
2 The applicant, Method Studio Architect, Jessica Batty, stated that they are excited about the project
3 on the doTERRA campus. She commented that the facility will benefit the community. Chair Butler
4 asked for clarification on the façade and the reasoning behind the playbill placement. Ms. Batty
5 explained that the placement of the playbills was done, in part, to allow natural light into the backstage
6 dressing rooms in that location. She commented that they were still working with Hale Center Theater
7 on the area and signage placement to ensure that the area is not just a blank wall. There also was a
8 possibility that the signage could be digital. She stated that they are cognizant of the importance of
9 the area visually. Commissioner Shirley asked if the external building would match the doTERRA
10 buildings. Ms. Batty replied in the affirmative and stated that the rich red stone used on campus will
11 be used here along with metals and glass. They, however, are also trying to create the theater
12 complex's own identity.

13
14 There was discussion regarding traffic concerns and the results of the Traffic Study. Exiting issues,
15 because of the three exits at one end, and a recognized need for improvement in the area traffic flow
16 generated the need for a Traffic Study. Ms. Batty stated that the study included one recommendation,
17 which was to create an alignment of the existing lanes that feed west from the roundabout on 550
18 South and widen the lanes. She commented there would be a scattering of the start and end times for
19 performances to reduce any adverse impact on the traffic flow. No traffic issues were identified in
20 the parking area. The study included a few other recommendations but the only issue that was to be
21 addressed was the alignment of the lanes.

22
23 Ms. Batty was asked what Hale Center Theater learned from its West Valley campus, about the
24 performances that could be translated to this location. She responded that those two companies were
25 unrelated separate companies, so operations would not have been shared. Based on current operations
26 in Orem, the challenges discovered there were being anticipated and addressed for this location, which
27 will be a huge upgrade. The important factor was to stagger the performances outside the normal
28 workday to reduce traffic issues. She reported that the comprehensive traffic study determined the
29 traffic load the theater would currently put on the whole area as well as the anticipated future traffic
30 issues.

31
32 Engineer Wilson was asked if the anticipated interchange modifications to the 1300 West area would
33 have any effect. He responded that there is always a need for improvement and in the future, with
34 growth, the existing two-way stop will likely need to be improved to a signal. What they found from
35 the study was that there was no change to the current impact. The Utah Department of Transportation
36 ("UDOT") may plan something but it was unknown at this point and would not be Hale Center
37 Theater's responsibility. He also noted that the theater, with staggered times, will create less traffic
38 impact than a commercial building if built there. The Traffic Study was done only during the evening
39 hours, as that was determined to be the most potentially impacted time. Matinee times were not
40 considered.

41
42 Ms. Batty was asked about seating compared to Orem. She stated that there are currently 299 seats
43 in Orem, which would match the size of the smaller proposed theater. The larger theater has 640

1 permanent seats and an additional 120 seats that could be added to the stage for a full-round
2 configuration.

3
4 Chair Butler opened the public hearing. There were no public comments. The Chair closed the public
5 hearing and invited the Commission to either continue the discussion regarding this item or he would
6 entertain a motion if no further discussion was necessary.

7
8 **MOTION:** Commissioner Clyde moved that the Planning Commission APPROVE the request of
9 Hale Center Foundation for the Arts and Education for the proposed site plan, located at
10 approximately 360 South 1300 West on property zoned The Grove-Commercial Sales Zone; and
11 adopting the exhibits, conditions, and findings of the staff report, and as modified by the condition
12 below:

- 13
14 1. All Final Planning, Engineering, and Fire Department requirement are met.

15
16 Commissioner Martineau seconded the motion. The Commissioners unanimously voted “Aye”. The
17 motion carried.

18
19 Chair Butler indicated that Items 2 and 3 would be heard together but voted on separately.

20
21 **ITEM 2 - Public Hearing: Preliminary Subdivision Plat–Located at Approximately 168 South**
22 **Pleasant Grove Boulevard**
23 **(Sam White’s Lane Neighborhood)**

24 Public Hearing to Consider the Request of Connor Atkin for a One-Lot Preliminary Subdivision Plat,
25 Called Grove Creek Commercial Subdivision Plat A on 1.59 Acres, approximately located at 168
26 South Pleasant Grove Boulevard in the Commercial Sales-2 (CS-2) Zone.

27
28 **ITEM 3 - Public Hearing: Site Plan – Located at Approximately 168 South Pleasant Grove**
29 **Boulevard.**
30 **(Sam White’s Lane Neighborhood)**

31 Public Hearing to Consider the Request of Connor Atkin for a Commercial Site Plan for a Carwash,
32 located at Approximately 168 South Pleasant Grove Boulevard in the Commercial Sales-2 (CS-2)
33 Zone.

34
35 Director Cardenas presented the Staff Report and stated that the two items request approval of a
36 Preliminary Subdivision Plat consisting of three lots consolidated into one and a Commercial Site
37 Plan in the Commercial Sales 2 (CS-2) Zone. On a property aerial map, he identified the commercial
38 lot called Grove Creek Commercial Subdivision Plat ‘A’ which is in front of the Green Grove
39 Apartments. On the site plan, he identified the location of the carwash, the nearby streets, and the
40 apartment complex to the north. Director Cardenas commented that a carwash is a permitted use in
41 the zone. The carwash building is single-story and does not require Design Review Board approval.
42 A required landscape buffer is to be located between the building and the roadway, which will also
43 contain a sidewalk for pedestrian use. The Landscaping Plan and 25-foot setbacks complied with all

1 Code requirements. The plan includes the requisite number of parking stalls, which will be used for
2 the employees. There were also other parking areas to be used to complete the cleaning process. He
3 reported that there is no access to the project from either South Pleasant Grove Boulevard or the
4 apartment complex. The access is solely limited to a north access area that was identified.

5
6 Staff was initially concerned about the stacking capacity as the lot is narrow. Director Cardenas stated
7 that the applicant has worked to ensure that the Fire Department has access to all areas of the site and
8 that stacking will not impede traffic. The nearby apartment also apparently gave their approval for
9 the car wash.

10
11 The applicant, Connor Atkins, one of the owners, was present and available to answer questions.
12 Commissioner Clyde, who was familiar with their carwash in Lindon, confirmed the location of the
13 blowers. He asked about the potential impact on the nearby surrounding Green Grove Apartments.
14 He stated that based on his own experience, the blowers are very loud and impede outside
15 conversations from more than one block away. He asked if any proposed mitigation was being
16 contemplated, as he was certain that the City will get complaints. That blower noise was his main
17 concern. Mr. Atkins stated that they were getting speed doors for the winter but acknowledged that
18 those doors are open in the summer. He stated that the decibel level runs between 76 and 81 dB,
19 which is loud, but within the standard. A sound wall was suggested.

20
21 Mr. Atkins was asked about hours of operation, which are 7:30 a.m. to 7:30 p.m. during the winter
22 months and 7:00 a.m. to 9:00 p.m. in the summer. They will be closed on Sundays.

23
24 Director Cardenas was asked about plans for residential development in the area and stated that he
25 was not aware of any but stated that there are transitional development requirements for non-
26 residential uses bordering residential zones. If the homes are in a residential area, there will be
27 mitigation requirements. The problem with this location was that the apartments are encroaching on
28 a commercial zone. He noted that no noise complaints were received from neighbors around the
29 Quick Quack carwash.

30
31 Parking logistics, the entrance, the location of the dumpster, and issues pertaining to stacking were
32 discussed. Mr. Atkins reported that the car washing process takes approximately seven minutes. He
33 commented that up to 20 vehicles could be accommodated at any one time. There are 26 to 27 feet
34 of additional road space behind the parking stalls, making pulling into or backing out of the spaces
35 easily. The roads are 40 feet wide which was thought to be more than ample. Mr. Atkins estimated
36 that during peak times at his facility in St. George, the great number of vehicles he has seen stack was
37 14 to 20, which this space could accommodate. Director Cardenas commented that the noise code
38 requirement for residential zones is a maximum of 85dB. If the Commission was concerned about
39 the noise, they could ask staff to address noise mitigation. Mr. Atkins stated that they are addressing
40 mitigation issues at their other locations.

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

4
5 Commissioner Clyde did not think they needed to include anything in the motion regarding mitigation
6 and stated that if the applicant is aware, they will likely take those steps up front. Director Cardenas
7 stated that, regardless, he would be looking into that issue.

8
9 **MOTION:** Commissioner Martineau moved that the Planning Commission forward a positive
10 recommendation of APPROVAL on the request of Connor Atkins for a Subdivision Plat called Grove
11 Creek Commercial Subdivision Plat 'A' on property located at approximately 168 South Pleasant
12 Grove Boulevard on property zoned The Grove Zone-Commercial Sales Subdistrict, and adopting the
13 exhibits, conditions, and findings of the staff report, and as modified by the condition below:

- 14
15 1. All Final Planning, Engineering, and Fire Department requirements are met.

16
17 Commissioner. Clyde seconded the motion. The Commissioners unanimously voted "Aye". The
18 motion carried.

19
20 **MOTION:** Commissioner Martineau moved that the Planning Commission forward a positive
21 recommendation of APPROVAL for the request of Connor Atkins for a Commercial Site Plan for a
22 car wash on property located at approximately 168 South Pleasant Grove Boulevard on property
23 zoned The Grove Zone-Commercial Sales Subdistrict and adopting the exhibits, conditions, and
24 findings of the staff report, and as modified by the conditions below:

- 25
26 1. All Final Planning, Engineering, and Fire Department requirements are met,
27 2. If required, that sound mitigation is reviewed.

28
29 Commissioner Steele seconded the motion. The Commissioners unanimously voted "Aye". The
30 motion carried.

31
32 Chair Butler reported that Items 4 and 5 would be heard together but voted on separately.

33
34 **ITEM 4 - Public Hearing: Site Plan-Located at Approximately 812 South Pleasant View Drive.**
35 **(Sam White's Lane Neighborhood)**

36 Public Hearing to Consider the Request of the St. John's Properties for a Commercial Site Plan for a
37 Retail Commercial Building, located at Approximately 812 South Pleasant View Drive in The Grove
38 Zone-Commercial Sales Subdistrict.

1 **ITEM 5 - Public Hearing: Site Plan—Located at Approximately 834 South Pleasant View Drive.**
2 **(Sam White's Lane Neighborhood)**

3 Public Hearing to Consider the Request of the St. John's Properties for a Commercial Site Plan for a
4 Retail Commercial Building, located at Approximately 834 South Pleasant View Drive in The Grove
5 Zone—Commercial Sales Subdistrict.
6

7 Director Cardenas presented the Staff Report and stated that a plat is already in place as Grove
8 Subdivision Plat 'A.' The two items before the Commission pertain to two commercial pads on Lots
9 3 and 4 of the plat with each lot containing one building site. The two lots are in The Grove-
10 Commercial Sales Subdistrict and are identified as Retail J (Lot 3) and Retail K (Lot 4). Director
11 Cardenas identified each of the lots and stated that the buildings will be similar in size and material
12 to the surrounding buildings. The plans were determined to meet all Code requirements. The DRB
13 approved the project the previous Monday.
14

15 When asked if there was any concern about overparking, Director Cardenas stated that staff makes
16 sure the landscaping and sidewalks meet the requirements. If the requirements are met, they have no
17 opinion if the number of parking stalls exceeds the requirements. Overparking space is good. The
18 Code addresses minimum standards but does not specify a maximum limit.
19

20 The applicant, Marty Beaumont, from St. John Properties, stated that they meet the minimum
21 requirement but build for market purposes, which is why they aim for a greater amount of parking.
22 This is important to them. He presented renderings showing a shell building, with a mitered wall, to
23 allow each tenant to take up the space they need. The proposed building is 120 feet long and typically
24 houses four tenants. Each tenant also has differing parking requirements. They aim for seven stalls
25 per 1,000 square feet, which in this case provides approximately 124 stalls for both buildings.
26 Currently, they do not have any tenants since they typically build first and then try to fill the space.
27 He stated that each building has a drive-thru at each endcap for potential use.
28

29 When asked about a particular road extension, Mr. Beaumont stated that the property line shown
30 reflects the extension that UDOT has already acquired. With regard to the Landscaping Plan, he
31 stated that they will likely be involved with the sidewalk that Central Bank has agreed to put in, which
32 would move the sidewalk closer to the building with the landscaping to be altered accordingly. They
33 are already working with Central Bank to tie the landscaping areas together. He acknowledged that
34 there is a nine-foot walkway between the two buildings.
35

36 Chair Butler opened the public hearing. There were no public comments. The Chair closed the public
37 hearing and invited the Commission to either continue the discussion regarding this item or he would
38 entertain a motion if no further discussion was necessary.
39

40 **MOTION:** Commissioner Fugal moved that the Planning Commission APPROVE the request of St.
41 John Properties for the proposed site plan, on property located at approximately 812 South Pleasant
42 View Drive on property zoned The Grove-Commercial Sales Zone and adopting the exhibits,
43 conditions, and findings of the staff report, and as modified by the condition below:

1
2 1. All Final Planning, Engineering, and Fire Department requirements are met.

3
4 Commissioner Clyde seconded the motion. The Commissioners unanimously voted "Aye". The
5 motion carried.

6
7 **MOTION:** Commissioner Steele moved the Planning Commission APPROVE the request of St.
8 John Properties for the proposed site plan, on property located at approximately 834 South Pleasant
9 View Drive on property zoned The Grove-Commercial Sales Zone and adopting the exhibits,
10 conditions, and findings of the staff report, and as modified by the condition below:

11
12 1. All Final Planning Engineering, and Fire Department requirements are met.

13
14 Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Aye". The
15 motion carried.

16
17 **ITEM 6 – Review and Approve the Minutes from the October 27, 2022, Planning Commission**
18 **Meeting.**

19
20 **MOTION:** Commissioner Fugal moved to APPROVE the minutes of October 27, 2022, as printed.
21 Commissioner Steele seconded the motion. The Commissioners unanimously voted "Aye". The
22 motion carried.

23
24 **MOTION:** Commissioner Clyde moved to ADJOURN the meeting at 8:09 p.m. Commissioner
25 Fugal seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

26
27
28 
29 _____
30 Planning Commission Chair

31 
32 _____
33 Kara Kresser, Planning Tech

34 
35 _____
Date Approved