



1
2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION SPECIAL MEETING MINUTES
5 November 28, 2022
6

7 **PRESENT:** Chair Jeffrey Butler, Lindsey Hargett, Tim Clyde, Karla Patten
8

9 **STAFF:** Jacob Hawkins, City Planner; Aaron Wilson, City Engineer; Kara Kresser, Planning
10 Assistant.
11

12 **EXCUSED:** Dustin Phillips, Jim Martineau, Peter Steele, Wendy Shirley, and Todd Fugal,
13 Commissioners; Daniel Cardenas, Community Development Director and Kirsten Haggard, Planning
14 Tech
15

16 Chair Jeffrey Butler called the meeting to order at 7:00 p.m.
17

18 **Commission Business:**
19

20 1. **Pledge of Allegiance and Opening Remarks:** Commissioner Hargett led the Pledge of
21 Allegiance. Commissioner Clyde offered the opening remarks.
22

23 2. **Agenda Approval.**
24

- 25 • **MOTION:** Commissioner Hargett moved to APPROVE the agenda. Commissioner
26 Clyde seconded the motion. The Commissioners unanimously voted "Aye". The
27 motion carried.
28

29 3. **Staff Reports:**
30

- 31 • **MOTION:** Commissioner Clyde moved to APPROVE the Staff Reports.
32 Commissioner Patten seconded the motion. The Commissioners unanimously voted
33 "Aye". The motion carried.
34

35 4. **Declaration of Conflicts and Abstentions from Commission Members.**
36

37 There were no declarations or abstentions.
38

1 **ITEM 1 – Public Hearing: Preliminary Subdivision Plat – Located at approx. 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 a 2-lot
4 preliminary subdivision plat, called DoTerra Subdivision Plat ‘C’ on 12.522 acres, located at approx. 360
5 South 1300 West in The Grove Zone – Commercial Sales Subdistrict.
6

7 City Planner Jacob Hawkins presented the Staff Report and stated that the above request involves the
8 approval of a 2-lot plat for the Hale Center in The Grove Zone-Commercial Sales Subdistrict called
9 DoTerra Subdivision Plat “C”. The plat was originally known as DoTerra Subdivision Plat “B” that
10 was approved in 2021. The applicant is simply splitting the existing lot 5 into 2 new lots. The theater
11 will be located on lot 6 and the existing medical building and parking lot will be on lot 7.
12

13 The proposed subdivision occupies a total area of 12.522 acres and consists of 2 lots. In The Grove –
14 Commercial Sales Subdistrict, there are no minimum requirements for lot area, width, or frontage.
15 The setbacks for this property are 25 feet from the front property line and side yard contiguous to a
16 street, except those portions devoted to access and driveway use. There are no rear or internal side
17 yard requirements in instances where the side or rear property line abuts a commercial or industrial
18 zone. The proposed plat places the proposed Theater Center on its own lot, separate from the adjacent
19 medical office building and from the parking lot.
20

21 Jeff Fisher, representing the applicant thanked the Commission for taking their time on a Monday for
22 this meeting.
23

24 Chair Butler opened the public hearing. There were no public comments. The Chair closed the public
25 hearing and invited the Commission to either continue the discussion regarding this item or he would
26 entertain a motion if no further discussion was necessary.
27

28 **MOTION:** Commissioner Patten moved that the Planning Commission forward a positive
29 recommendation of approval for the request of Hale Center Foundation for the Arts and Education
30 for a subdivision plat called DoTerra Subdivision Plat ‘C’ on property located at approximately 360
31 South 1300 West on property zoned The Grove Zone-Commercial Sales Subdistrict; and adopting the
32 exhibits, conditions, and findings of the staff report, and as modified by the conditions below:
33

- 34 1. All Final Planning, Engineering, and Fire Department requirements are met.
35

36 Commissioner Hargett seconded the motion. The Commissioners unanimously voted “Aye”. The
37 motion carried.
38

39
40 **MOTION:** Commissioner Clyde moved to ADJOURN the meeting at 7:06 p.m. Commissioner
41 Hargett seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.
42
43

1 
2 Planning Commission Chair

3
4 
5 Kara Kresser, Planning Assistant

6
7 Dec 15 2022
8 Date Approved