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2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 December 15, 2022
6

7 **PRESENT:** Chair Pro-Tem Jim Martineau, Todd Fugal, Tim Clyde, Peter Steele, Lindsey Hargett

8
9 **STAFF:** Jacob Hawkins, City Planner; Aaron Wilson, City Engineer; Kara Kresser, Planning
10 Assistant; Kirsten Haggard, Planning Tech
11

12 **EXCUSED:** Chair Jeffrey Butler, Karla Patten, and Community Development Director Daniel
13 Cardenas
14

15 Chair Pro-Tem Jim Martineau called the meeting to order at 7:00 p.m.
16

17 **Commission Business:**
18

19 1. **Pledge of Allegiance and Opening Remarks:** Commissioner Tim Clyde led the Pledge
20 of Allegiance. Commissioner Peter Steele offered the opening remarks.
21

22 2. **Agenda Approval.**
23

- 24 • **MOTION:** Commissioner Todd Fugal moved to APPROVE the agenda as
25 published. Commissioner Clyde seconded the motion. The Commissioners
26 unanimously voted "Aye". The motion carried.
27

28 3. **Staff Reports:**
29

- 30 • **MOTION:** Commissioner Steele moved to APPROVE the Staff Reports.
31 Commissioner Fugal 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.
37

1 **ITEM 1 – Public Hearing: Preliminary Subdivision Plat – Located at 2687 North Canyon**
2 **Road**
3 **(Manila Neighborhood)**

4 Public Hearing to Consider the Request of Christian Barfuss for a Two-Lot Preliminary
5 Subdivision Plat called Parley’s Way Plat ‘A’, on 1.03 Acres of Land located at 2687 North
6 Canyon Road in the Rural Residential (“RR”) Zone.

7
8 City Planner, Jacob Hawkins, presented the staff report and stated that this is a public hearing
9 regarding a two-lot subdivision plat, called Parley’s Way Plat ‘A’, located on the corner of 2600
10 North and North Canyon Road. The property is approximately 1.03 acres in size and located in
11 the Rural Residential (“RR”) Zone. Using zoning and aerial maps to identify the subdivision,
12 Planner Hawkins stated that the applicant seeks to split the property down the middle and create a
13 flag lot on one side that fronts onto 2600 North and a normal interior lot that fronts onto North
14 Canyon Road. Both lots meet the zoning requirements for size, width, frontage, and setback. Staff
15 recommended approval.

16
17 Commissioner Steele asked if the stem road width on Lot 2 meets the Fire Department
18 requirements. Planner Hawkins responded that the required setback on the north at Lot 2 should
19 state 30 feet and noted the document will be corrected to reflect the required width. There was
20 discussion about the location of the 20-foot strip for the flag lot and questions about the setback
21 requirements. Planner Hawkins described the various changes that were required to ensure that
22 the lots are buildable with the proper setbacks. He noted that flag lots come in a variety of shapes.
23 In order for the flag lots to be buildable, staff selects the narrowest side of the lot to be the front
24 setback. He provided a visual example to demonstrate the point.

25
26 Chair Pro-Tem Martineau opened the public hearing.

27
28 The property owner, Christian Barfuss, asked if two lots can share one sewer line, with a “y”
29 connector rather than requiring two separate lines. City Engineer, Aaron Wilson, reported that
30 typically separate utilities are required for flag lots as the properties are each considered separate.

31
32 Chair Pro-Tem Martineau stated that the Commission received a letter from neighbors John and
33 Joanna Norton who could not be present tonight. They expressed support for the development but
34 were concerned about setbacks on another project. The letter was submitted and made part of the
35 record.

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

40
41 Commissioner Steele concurred with including the Nortons’ letter in the hearing and stated that it
42 should be noted, per the discussion held, that the city treats setbacks for flag lots differently.

1
2 **MOTION:** Commissioner Steele moved that the Planning Commission forward a positive
3 recommendation of APPROVAL for the request of Christian Barfuss for a subdivision plat called
4 Parley's Way Plat 'A' on property located at approximately 2687 North Canyon Road on property
5 zoned Rural Residential; and adopting the exhibits, conditions, and findings of the staff report, and
6 as modified by the conditions below:

- 7
8 1. All Final Planning, Engineering, and fire Department requirements are met.
9
10 2. The north setback on Lot 2 shall be corrected to 30 feet.
11

12 Commissioner Clyde seconded the motion. The Commissioners unanimously voted "Aye". The
13 motion carried.
14

15 **ITEM 2 - Public Hearing: Preliminary Subdivision Plat – Located at 25 East 100 North**
16 **(Little Denmark Neighborhood)**

17 Public Hearing to Consider the Request of Joe Spencer for a Four-Lot Preliminary Subdivision
18 Plat called Pleasant Grove Downtown Living Plat 'A', on 0.98 Acres of Land located at 25 East
19 100 North in the Downtown Village – Transitional Zone.
20

21 Planner Hawkins presented the staff report and stated that the subdivision, called Pleasant Grove
22 Downtown Living Plat 'A', is located at 25 East 100 North in the Downtown Village – Transitional
23 Zone. He identified the location and surrounding properties using zoning and aerial maps. The
24 applicant plans to build duplexes on each of four lots (Lots 1 through 4, with A and B designations).
25 The subdivision plat meets all zoning requirements, including the 6,000-square-foot area, and has
26 staff approval. The side setbacks shown are somewhat narrow and were being addressed by the
27 owner and staff. At the time of site plan submission, the setbacks will be corrected. When asked
28 about plans for Parcels A and B, Planner Hawkins stated that Parcel B is to be used for additional
29 parking. Parcel A was to be used for landscaping but he deferred to the applicant to provide further
30 detail.
31

32 The applicant, Ken Berg from Berg Civil Engineering, reported that Parcels A and B are currently
33 placeholders for other opportunities to make further adjustments. On the north end of the property,
34 the temporary hammerhead allows the buyer to make traffic movements. The rest of the area will
35 be used for local improvements, such as a grassy area and playgrounds. Commissioner Fugal
36 asked about access to the street north of Parcels A and B. The applicant stated that there is no
37 access to the north as they do not own that property. The units will be individually owned. Planner
38 Hawkins commented that when the site plans are presented it is likely that a condominium plat
39 will be sought. The Commissioners expressed concern about the proposed hammerhead ending
40 because it is adjacent to a lot that is used for parking by the John Hancock School. There was
41 some question regarding what will be done to ensure that the area does not turn into a straight-
42 through. It was noted that discussions took place as part of the staff review and the matter was

1 raised as people already drive through the area. The hammerhead will serve as an official easement
2 until there is access to the north road. The issue of setbacks was under discussion with staff.

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

7
8 **MOTION:** Commissioner Fugal moved that the Planning Commission forward a positive
9 recommendation of APPROVAL for the request of Joe Spencer for a subdivision plat called
10 Pleasant Grove Downtown Living Plat 'A' on property located at approximately 25 East 100 North
11 on property zoned Downtown Village – Transitional; and adopting the exhibits, conditions, and
12 findings of the staff report, and as modified by the condition below:

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

15
16 Commissioner Lindsey Hargett seconded the motion. The Commissioners unanimously voted
17 "Aye". The motion carried.

18
19 **ITEM 3 - Public Hearing: Site Plan – Located at approx. 800 South Main Street**
20 **(String Town Neighborhood)**

21 Public Hearing to Consider the Request of Tyler Hampton for an Amendment to a Commercial
22 Site Plan, located at approximately 800 South Main Street in the Manufacturing Distribution (M-
23 D) Zone.

24
25 Planner Hawkins presented the staff report and stated that the request is to amend a Commercial
26 Site Plan by Cornerstone Concrete seeking to construct a new storage building behind the existing
27 building. Although staff has the authority to approve minor site plan amendments, major changes
28 require Planning Commission approval. Staff determined that the size of the storage building was
29 a major change since it is 18 feet tall but very wide. In addition, City Engineer, Aaron Wilson,
30 commented on the impact of the additional building on the land's ability to soak up rainwater,
31 which raised issues with drainage that needs to be addressed. Staff determined that the proposal
32 meets the zoning requirements, including landscaping, elevation, and materials for the
33 Manufacturing Distribution ("M-D") Zone.

34
35 The applicant, Tyler Hampton, stated that in addition to the single-story storage building, the
36 company is making improvements such as adding sidewalks and a fire hydrant. The dimension of
37 the building is 50' by 125' and will consist of 6,500 square feet.

38
39 Chair Pro-Tem Martineau opened the public hearing. There were no public comments. The Chair
40 Pro-Tem closed the public hearing and invited the Commission to either continue the discussion
41 regarding this item or he would entertain a motion if no further discussion was necessary.

1 **MOTION:** Commissioner Clyde moved that the Planning Commission APPROVE the request
2 of Tyler Hampton for the proposed site plan, on property located at approximately 800 South Main
3 Street on property zoned Manufacturing Distribution; and adopting the exhibits, conditions, and
4 findings of the staff report, and as modified by the condition below:

- 5
6 1. All Final Planning, Engineering, and Fire Department requirements are met.

7
8 Commissioner Fugal seconded the motion. The Commissioners unanimously voted "Aye". The
9 motion carried.

10
11 **ITEM 4 - Public Hearing: Code Text Amendment – Section 10-18-2-B:**
12 **(City Wide)**

13 Public Hearing to Consider the Request of St. John Properties to Amend City Code Section 10-18-
14 2-B: Parking Design Standards, by Modifying the Depth Requirement for Parking Stalls within
15 The Grove Commercial Sales Subdistrict.

16
17 Planner Hawkins presented the staff report and stated that the applicant is seeking to reduce the
18 length requirement of the parking stalls in the Grove Commercial Sales Subdistrict from 20 feet to
19 18 feet. Currently, all parking spaces are to be 9' x 20' with the exception of The Grove
20 Interchange Subdistrict, where the length may be 18 feet. The main purpose of the longer spaces
21 is to accommodate larger vehicles. Although it was acknowledged that there are few vehicles that
22 are longer than 18 feet, the ordinance provides space for emergency vehicles in the drive aisle.
23 Visual exhibits were presented showing how oversized vehicles use planters to fit into parking
24 spaces. It was noted that for head-to-head spaces, no overhang exists which results in potential
25 impediments to emergency parking access.

26
27 Although it was understood that the amendment will allow businesses to meet their parking
28 requirements more easily, the drawback is that drive aisle access for emergency service use could
29 be impaired by larger vehicles that overhang was felt to outweigh the benefits. Staff recommended
30 denial of the request. Alternatively, staff would recommend approval, if the reduction was limited
31 to stalls that exceed the required parking stall numbers for a commercial site. For example, if the
32 zoning requires 40 stalls but the developer provides 50 stalls, then the 10 extra could be of reduced
33 size. Such an alternative would protect the drive aisles. There was discussion regarding parking
34 stall sizes, issues facing developers, whether reductions eliminate the risk of reducing the drive
35 aisle, and the size of and number of larger vehicles driven by members of the community.

36
37 The applicant, Marty Beaumont from St. John Properties, stated that other cities allow this
38 reduction. To him, it was not a fire issue because the overall percentage of trucks parking
39 downtown is relatively small. He stated that parking stall lengths changed in 2017 and people
40 have learned to adjust to the 18-foot parking sizes. Using his own observation of the parking
41 spaces in front of doTERRA, he stated that the parking lot is only 80% full and of the 215 vehicles
42 parked, only 12 are extra-long trucks. Additionally, smaller vehicles do not occupy even one full

1 space, which leaves room for larger vehicles. Staff's alternate suggestion of shortening excess
2 parking spaces was, to him, onerous and difficult to manage. There was discussion regarding the
3 impetus for asking for the change now and the underlying rationale for the parking stall lengths.
4 Engineer Wilson stated that the Fire Department wants 26 feet between stalls, which is what is
5 required for fire access routes.

6
7 Chair Pro-Tem Martineau opened the public hearing. There were no public comments. The Chair
8 Pro-Tem closed the public hearing and invited the Commission to either continue the discussion
9 regarding this item or he would entertain a motion if no further discussion was necessary.

10
11 **MOTION:** Commissioner Fugal moved that the Planning Commission forward a
12 recommendation of DENIAL of the request of St. John Properties for the proposed amendments
13 to City Code Section 10-18-2-B: Parking Design Standards, by adding The Grove Commercial
14 Sales District to the list of approved zones where reduced parking dimensions are permitted, based
15 on the following finding:

- 16
17 1. The parking requirements are currently set for the type of vehicle that is driven in
18 Pleasant Grove and a reduction is not necessary.

19
20 Commissioner Hargett seconded the motion. The Commissioners unanimously voted "Aye". The
21 motion carried.

22
23 **ITEM 5 - Public Hearing: Preliminary Subdivision Plat – Located at 360 South 100 East**
24 **(String Town Neighborhood)**

25 Public Hearing to Consider the Request of Mustang Design for a One-Lot Preliminary Subdivision
26 Plat, called Jared's Place Subdivision Plat 'A', on 0.436 Acres of Land located at 360 South 100
27 East in the Downtown Village – Commercial Zone.

28
29 **ITEM 6 – Public Hearing: Conditional Use Permit – Located at 360 South 100 East**
30 **(String Town Neighborhood)**

31 Public Hearing to Consider the Request of Mustang Design for a Conditional Use Permit to Allow
32 a Mixed-Use Building, located at 360 South 100 East in the Downtown Village – Commercial
33 Zone.

34
35 **ITEM 7 – Public Hearing: Site Plan – Located at 360 South 100 East**
36 **(String Town Neighborhood)**

37 Public Hearing to Consider the Request of Mustang Design for a Site Plan for the Construction of
38 a Mixed-Use Building, on Property located at 360 South 100 East in the Downtown Village –
39 Commercial Zone.

40
41 Chair Pro Tem Martineau reported that Items 5, 6, and 7 will be heard together, but voted on
42 separately.

1
2 Planner Hawkins presented the staff report and stated that the request is for a one-lot subdivision
3 plat, site plan, and Conditional Use Permit for the construction of a mixed-use building brought
4 by Mustang Design on property located at 360 South 100 East in the Downtown Village -
5 Commercial Zone. He identified the location and surrounding area on a zoning map displayed.
6

7 With regard to the plat, it was noted that setbacks for the sides of commercial buildings are zero
8 feet. In this case, the southern property line of the proposed plat is directly adjacent to the building
9 to the south. That adjacent building, also owned by the applicant, has removed an exterior stairway
10 and some utilities to create a solid brick wall. The proposed building, on the side facing the solid
11 brick wall of the adjacent building, will have windows and a five-foot utility easement access.
12 Planner Hawkins stated that all zoning requirements have been met.
13

14 With regard to the Conditional Use Permit, the zoning ordinance for mixed-use commercial
15 buildings allows three residences for every 1,000 square feet of commercial or retail space. The
16 proposed building has 2,380 square feet of retail space, which allows them to have seven
17 residential units.
18

19 The site plan has a 10-foot setback in the front and five-foot setbacks on each side. The Fire
20 Department recommended no side setbacks. Two parking spaces are required for each residential
21 unit and one space for every 500 square feet of retail space. The applicant's site plan includes 21
22 spaces, which exceeds the 19 required spaces. Five of the residential units have a one-car garage.
23 The other two residential units are built over the commercial units without a garage. The front and
24 rear yards will be landscaped. Planner Hawkins showed the Landscaping Plan and the building
25 elevations. All were found to meet the zoning requirements. The materials used will be primarily
26 brick with some stucco. The property was reviewed by the Design Review Board ("DRB") which
27 approved it with revisions. They were pleased with the design elements used. Planner Hawkins
28 reported that there had been a concern about water coming from the pitched roof. There was
29 discussion about whether there was a fire or police response to the five-foot setback by the DRB.
30 Planner Hawkins stated that the discussion focused more on property lines. He noted that the
31 applicant could address the Fire Department's response.
32

33 The applicants, Project Designer Parker Johnson, and Builder/Developer Larry Lindstrom were
34 introduced. With regard to the stairs that were removed from the adjacent building, it was noted
35 that they were originally installed for convenience and not used after the business left the premises.
36 The Fire Department conducted a review and required them to install fire sprinkling in the building
37 even though the Fire Code does not require it. In relation to the roof water issue, the roof is no
38 longer pitched but slopes to the back of the building where a detention area will handle the run-
39 off. The building will be similar in appearance to other developments in the area. It was noted
40 that lighting in the five-foot alley would be installed if deemed necessary by the Commission.
41

42 Chair Pro-Tem Martineau opened the public hearing.

1
2 *Carlos Vilorio*, the property owner to the north, asked about the potential of adding a fence between
3 his home and the adjacent parking area. Planner Hawkins found no reference to fencing but stated
4 that it could be explored. It also was suggested they speak directly with the applicant.

5
6 There were no further public comments. The Chair Pro-Tem closed the public hearing and invited
7 the Commission to either continue the discussion regarding this item or he would entertain a
8 motion if no further discussion was necessary.

9
10 **MOTION:** Commissioner Steele moved that the Planning Commission forward a positive
11 recommendation of APPROVAL for the request of Mustang Development for a subdivision plat
12 called Jared's Place Subdivision Plat 'A' on property located at approximately 360 South 100 East
13 on property zoned Downtown Village – Commercial; and adopting the exhibits, conditions, and
14 findings of the staff report, and as modified by the condition below:

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

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

20
21 **MOTION:** Commissioner Hargett moved to APPROVE the request of Mustang Development for
22 a conditional use permit to allow a mixed-use building on property zoned Downtown Village –
23 Commercial, located at approximately 360 South 100 East; and adopting the exhibits, conditions,
24 and findings of the staff report, and as modified by the condition below:

- 25
26 1. All Final Planning, Engineering, and Fire Department requirements are met.

27
28 Commissioner STEELE seconded the motion. The Commissioners unanimously voted "Aye".
29 The motion carried.

30
31 **MOTION:** Commissioner Clyde moved to APPROVE the request of Mustang Development for
32 a commercial site plan for a mixed-use building property located at approximately 360 South 100
33 East on property zoned Downtown village – Commercial; and adopting the exhibits, conditions,
34 and findings of the staff report, and as modified by the condition below:

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

37
38 Commissioner Fugal seconded the motion. The Commissioners unanimously voted "Aye". The
39 motion carried.

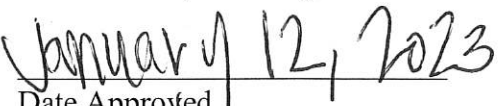
1 **ITEM 8 – Review and Approve the Minutes of the November 10, 2022, November 17, 2022,**
2 **and November 28, 2022 Meetings.**

3
4 **MOTION:** Commissioner Fugal moved to APPROVE the minutes of the November 10, 2022,
5 November 17, 2022, and November 28, 2022, meetings as published. Commissioner Clyde
6 seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

7
8 **MOTION:** Commissioner Clyde moved to ADJOURN the meeting at 8:19 p.m. Commissioner
9 Fugal seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

10
11
12 
13 _____
14 Planning Commission Chair

15 
16 _____
17 Kara Kresser, Planning Tech

18 
19 _____
Date Approved

Pleasant Grove Planning Commission,

December 15, 2022

RE: 2 lot subdivision plat called Parley's Way Plat A:

Esteemed Planning commission:

My wife and I are Joanna and Jon Norton. We own the building lot directly to the West of Mr. Barfuss' proposed subdivision. We have spoken to Mr. Barfuss on several occasions and are in full support of the subdivision. We look forward to becoming good friends and neighbors. Unfortunately, we are unable to attend the planning meeting tonight, but would ask that you consider this request in that meeting. I was hoping to resolve this with Jacob and Daniel today, but we were not able to resolve it. Sorry for the late submission.

As we started to draw out plans for a home on our building lot, we identified a building dilemma made up of the new cul-de-sac and two 30' setbacks that would have required a home depth, front to back, of about 12' on the West side of our lot because of the 5-sided shape. Trying to find a way to fit the home on the lot and not create any setback/building issues with anything Christian might need to do on his lot, I called the city and spoke to either Daniel or Jacob on May 19th, 2022 and was told that "front and back" on a flag lot are determined by the **longer and shorter** sides of the property. "Long sides are always front and back regardless of where the stem is located." Based on that information I've spent about \$11,000 to draft plans to situate the home closer to the East side of the property since 1. There is no room to build within the setback on the West side and 2. I was told there would be a 30' setback on Mr. Barfuss' property.

In reviewing the building envelope on Lot 2 of Parleys Way, we noted the "front" and "sides" were switched from what we were told back in May. It is my understanding that the minimum width of a property (side to side) should be no less than 110' for R-R except when lot size averaging. Lot 2 in Parleys Way has a short-side width of approximately 88' and a long-side length of approximately 136'. Would the commission be willing to deem the front and back to be the East and West sides so we're not building our homes on top of each other? If this is not possible, could we possibly call our East side property line the "back" with a 30' setback and use a 10' setback for the South property line so we can situate our house away from the new home on Lot 2 of Parley's Way?

Thank you so much for this consideration!



Jon & Joanna Norton

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