



1
2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 February 10, 2022

6
7 **PRESENT:** Chair Jeffrey Butler, Tim Clyde, Todd Fugal, Dustin Phillips, Jim Martineau, Peter
8 Steele

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

12
13 **EXCUSED:** Lindsey Hargett

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 Peter Steele led the Pledge
20 of Allegiance. Commissioner Todd Fugal offered the opening remarks.

21
22 **2. Agenda Approval.**

23
24 Chair Butler indicated that Items 2, 3, and 4 were continued to the next regular meeting at the
25 applicant's request.

- 26
27 • **MOTION:** Commissioner Fugal moved to APPROVE the agenda, as amended.
28 Commissioner Martineau seconded the motion. The Commissioners unanimously
29 voted "Aye". The motion carried.

30
31 **3. Staff Reports:**

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

1 **4. Declaration of Conflicts and Abstentions from Commission Members.**

2
3 There were no declarations or abstentions.

4
5 **ITEM 1 - Public Hearing: Text Amendment – Section 10-11D-16E:**
6 **(City Wide)**

7 Multiple-Family Residential Development Requirements Public Hearing to Consider the Request
8 of Josh Smith to Amend City Code Section 10-11D-16: Multiple-Family Residential Development
9 Requirements, by Modifying the Provisions and Requirements for Multi-Family Developments
10 within the CS-2 (Commercial Sales-2) Zone.

11
12 Community Development Director, Daniel Cardenas, presented the staff report and stated that
13 Code Section 10-11D-16 to amend the City Code would be applicable City-wide. The zones
14 affected would be CS-2 (Commercial Sales-2) Zone. This Zone is located at two grocery or anchor
15 store shopping centers including Macey’s along State Street and Pleasant Grove Boulevard and
16 the Smith’s Grocery Store located along State Street and East 700 South. Multi-family residential
17 housing is permitted in the CS-2 Zone, which is currently the only zone in the City that allows a
18 density of 12 units per acre, with the exception of the mixed housing section of The Grove Zone.
19 Director Cardenas noted that The Grove Zone is a Special District.

20
21 The CS-2 Zone was created when two large quadrants of property were developed. At that time,
22 it became evident that some infill areas did not have frontage to an exterior road. Director
23 Cardenas noted that in order for a commercial business to be successful, frontage access is needed.
24 Therefore, parcels with minimal or no frontage access were determined to be better used for mixed-
25 residential uses. The proposal before the Commission was to amend the Code language addressing
26 the residential uses in that zone. The Applicant presented the proposed amendment because he
27 has a proposed development project that does not meet the existing requirements of the Code.

28
29 Director Cardenas referenced the Code sections and identified each of the proposed language
30 changes. He reported that when the Code was written a determination was made that a five to
31 eight-acre parcel with frontage of less than 200 feet may include only one type of housing if
32 additional design features were included. That was ultimately applied to include properties over
33 five acres with mixed residential use (single-family homes, townhomes, and apartment/
34 condominium units). The applicant sought to have the frontage requirement changed to frontage
35 of less than 750 feet along a street and require only one type of housing. The proposed change
36 eliminates the requirement to have three types of residences in developments of greater than five
37 acres.

38
39 The second change before the Commission pertained to design features (Proposed City Code 10-
40 11D-16D). Specific optional design features are part of a point system required for development.
41 Each project has a requisite number of points, depending on multiple variables such as solar
42 features, roof materials, stormwater detention, etc. The applicant suggested that paved driveways

1 that are 20' x 20' and xeriscaping be added to the features at five points each. The intent was to
2 help developers get to the required number of points and make the developments look better. Staff,
3 however, strongly recommended that from now on any development within the city involving
4 multi-family units be required to provide driveways. Director Cardenas stated that recent
5 experience and studies have shown that in cities, developments without driveways easily get
6 crowded, even where extra visitor parking is provided. Staff also found that the parking space
7 requirements should not be reduced, and driveways should not be counted as parking spaces. Such
8 changes would alleviate the parking problems currently faced by the City.

9
10 City Code Section 10-11D-16G refers to parking requirements, which is where most of the other
11 changes were made. The Code currently requires 2.5 parking spaces per residential unit. This
12 requirement is usually met by most developments that have two-car garages, which count as two
13 spaces. The one-half space is usually evenly distributed throughout the development for visitor
14 parking. For example, a 100-unit complex, with two-car garages, would be required to have 50
15 visitor spaces. Director Cardenas pointed out that a recent development location included more
16 parking than what was required but still had parking issues. Because staff recommended no points
17 be given for driveways, it was determined that the 2.5 parking space requirement could be reduced
18 to 2.33. Further, considering that the driveways take additional land, it was determined that
19 frontage setbacks could be reduced from 40 feet to 20 feet, as is found in City Code 10-11D-16F.

20
21 City Code currently requires garages for multi-family units to be 22 feet in length by 12 feet in
22 width per single space within a garage. For two-car garages, the measurements would need to be
23 22 feet in length by 24 feet in width. The developer wanted to reduce the size of the garages. Staff
24 did not initially approve this request. Director Cardenas stated that they were open to feedback on
25 this issue. He identified the applicant's proposed development location and stated that it will be
26 within the CS-2 (Commercial Sales-2) Zone. The Code, if amended, would be applicable to that
27 property.

28
29 Commissioner Fugal raised an issue about the points and the driveways. On one hand, allowing
30 five points for paved driveways but also requiring that driveways be installed seemed
31 contradictory. Further, he asked if an unpaved driveway was added if that means that they received
32 no points. Director Cardenas stated that the proposal was from the applicant who was seeking to
33 get points for the driveway they had to install. Staff was not inclined to add the five points for a
34 driveway, unless the developer provided something additional.

35
36 Commissioner Fugal asked about detached structures such as carports. In the Parking section, if
37 the original item number two (detached Parking Structures) is eliminated, there would be no
38 detached parking structures allowed anywhere. The same would be true if item number 6
39 (materials like the main structure) were eliminated. Director Cardenas indicated that his
40 preference would be garages versus carports.

1 Commissioner Fugal sought clarification on garage dimensions. The applicant, in proposed item
2 number 4, recommends a garage size of 22 feet in length by 10 feet in width. Director Cardenas
3 stated that the language is not clear and he is often challenged by developers on this issue. Single
4 space garages, by Code, have a minimum dimension of 22 feet in length by 12 feet in width. The
5 city is requiring a two-car garage, which should be 22 feet in length by 24 feet in width. The
6 applicant seeks a narrower width, which would be 20 feet for a two-car garage. Staff recommended
7 the smaller garage space for the two-car garages, i.e., 22 feet length by 20 feet width (two spaces).
8 Because the zone is to have two-car garages, a question was raised as to why the single space is
9 referenced. A determination was made to use the minimum dimension of 22' x 10' per space with
10 a minimum of two spaces and delete any reference to single car spacing.

11
12 Commissioner Martineau asked about the person or family who fills the garage with belongings
13 and uses the garage space for storage. Such action is often the case and reduces the available
14 parking. Director Cardenas stated that the issue could be addressed by Code. He also stated that
15 the area could be covered by the Covenants, Conditions and Restrictions ("CC&Rs") on the issue.

16
17 A general question was raised regarding how changing the Code would impact the existing zoning.
18 Commissioner Clyde stated that the point of the Commercial Sales-2 ("CS-2") Zone was for the
19 infill lots, and now the Commission is back to discussing what they thought CS-2 had solved.
20 Director Cardenas stated that options are available to address zoning issues up to and including
21 eliminating the CS-2 Zone and creating a multi-family zone. The concern expressed was that
22 commercial space availability is running out. A question was regarding if the frontage access for
23 property is extended to 750 feet on the fringe, what would that do to the existing area on State
24 Street by Macey's. Director Cardenas stated that that portion is not eliminating the commercial
25 buffer. A comment was raised noting that this area fronts a major road, which is not referenced in
26 the Staff Report. Commissioner Fugal asked if the proposed amendment impacts other CS-2
27 property. Director Cardenas stated that it would not as there is another section that protects that
28 property.

29
30 Commissioner Steele asked for a measurement of 24 feet from the applicant's property to 600
31 West. His reason for the request was because 600 West is considered a minor arterial in the
32 Transportation Plan, which means that a buffer applies on 600 West and on State Street. Director
33 Cardenas referenced an aerial map and stated that when that portion of the Code was written, they
34 did not include minor arterials. Currently it is identified as a collector, but the Master
35 Transportation Plan has that location to I100 North as minor arterials in the future. It will not
36 necessarily impact what the applicant is doing. The applicant can also address the issue.

37
38 Chair Butler stated that the points required for parcels of five to six acres seem low and asked if
39 there was a reason for this. Increasing the points required seemed to be an option. Director
40 Cardenas responded that the number of points was amended last time to a smaller number in an
41 effort to help the developer.

1 The applicant, Stephen Hopkins of ICO Commercial, briefly addressed the issue of points. He
2 stated that 25 points are required for the development. The number of points required depends on
3 the size of the parcel. He stated that their company has co-owned the site for a long time and they
4 have been before the City Council on a few occasions in an effort to rezone. The previously
5 approved site plan included a significant amount of offices and retail but such use does not make
6 sense given the lack of frontage access and not being directly on State Street. They debated
7 whether selling the project and stated that they have a potential buyer who wanted to use a portion
8 of the property to house its corporate headquarters. This would result in that property remaining
9 commercial. He has worked with Director Cardenas to get something that makes sense to both
10 parties. They have lost density but believe the site works. He stated that the parking ratio is high,
11 as the requirements include a two-car garage, .3 parking stalls per unit, and two driveway stalls.
12 Other developments they own have parking ratios of 1.75 or 2, without parking issues. He also
13 stated that they own all of the property in the area and what has already been built will remain. He
14 described how they envision their expansion.

15
16 Chair Butler opened the public hearing. There were no public comments. The Chair closed the
17 public hearing and invited the Commission to either continue the discussion regarding this item or
18 he would entertain a motion if no further discussion was necessary.

19
20 Commissioner Clyde expressed his continuing concern with garages turning into storage spaces.
21 There was general discussion about using the CC&Rs or the Code to address the issue. The thought
22 expressed was that the parking issue will remain a problem. There was discussion regarding
23 whether the City should be involved in garage storage issues. The thought was that control of
24 private space was not something the city should be involved in enforcing.

25
26 There was general discussion regarding whether the idea would expand to other areas. Director
27 Cardenas stated that the City has options regarding future issues. They spent time looking at
28 property that could be at issue in the future. Commissioner Fugal had been opposed to the
29 development in the past and now was hesitant to give up the commercial area. Commissioner
30 Phillips asked what it was about this property that made it so difficult for developing commercial
31 property. Inadequate frontage, access to the area, and the train tracks in the area all impact
32 development. There was discussion of the 600 West/Center Street area and proposed plans for
33 future development, including road revisions, and how such might impact the area. Such would
34 increase access to the area. Specific components of the proposed plan were discussed.

35
36 Commissioner Steele was hesitant to give up this site for commercial purposes when the situation
37 could change in the future. Commissioner Phillips commented that when they wrote the CS-2
38 Code, they felt they had no other option. There was general discussion regarding various
39 conditions that impact development, which included what works financially for developers and
40 what makes sense. It was noted that developers can make the most profit on townhomes. The city
41 is also becoming extremely limited on where sales tax can be generated. Lastly, there was

1 discussion regarding the impact and scope of City characteristics such as the presence of train
2 tracks, and future road development projects on commercial development.

3
4 Director Cardenas asked that the Commission focus on the general language of the Code being
5 considered. There is an application for a rezone that will be presented at the next Planning
6 Commission Meeting. The amendment needs to be done, which will then be applied to the
7 property. It was noted that it is difficult to consider the amendment without considering the
8 rezone. Director Cardenas remarked that they did not want to make any decisions today for matters
9 that are not noticed. Commissioner Fugal stated that they weren't making a decision on a rezone,
10 but they did want to consider the impact to do other things in the city. There was general discussion
11 regarding continuing the hearing to the next meeting. Director Cardenas stated that the rezone
12 application was set for the next Planning Commission Meeting and set to go before City Council
13 at the first meeting in March.

14
15 The Commission then addressed the specific amendment points to be modified before the next
16 meeting. All generally agreed to the following:

- 17
18
- Eliminate item number D-10 (Design Features);
 - The change to increase footage in 10-11D-16E from 200 to 750 had no objection at this
19 point;
 - The setback change had no objection at this point;
 - The requirement of 2.33 parking spaces per residential unit was acceptable as long as the
20 driveway is required;
 - In G the driveway dimensions were acceptable; and
 - Language in G-4 was to be revised to include the two-car garage is to be 22 by 10 feet
21 (minimum interior measurements).
- 22
23
24
25
26
27

28 Director Cardenas agreed to provide the changes to the City Attorney for review.

29
30 **MOTION:** Commissioner Phillips moved to CONTINUE the request of Josh Smith – ICO
31 Development for the proposed amendments to City Code Section 10-11-D-16: Multiple-Family
32 Development Requirements in the CS-2 Zone to the next Planning Commission meeting on
33 February 24, 2022, for discussion, based on the following findings:

- 34
1. The decision and direction to eliminate item number 10 (ten) of the Proposed City
35 Code 10-11D-16D (Optional Design Features).
 2. The decision and direction to revise item number 4 (four) of Proposed City Code
36 10-11D-16G (Parking), as directed to include a two-car garage with minimum
37 interior space of 22 feet in length by 10 feet in width per space.
- 38
39
40
41

1 Commissioner Clyde seconded the motion. The Commissioners unanimously voted "Aye". The
2 motion carried.

3

4 **ITEM 5 – Review and Approve the Minutes from the January 27, 2022, Planning**
5 **Commission Meeting.**

6

7 **MOTION:** Commissioner Clyde moved to approve the minutes of January 27, 2022, as printed.
8 Commissioner Steele seconded the motion. The Commissioners unanimously voted "Aye". The
9 motion carried.

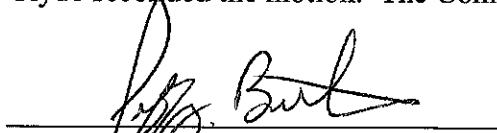
10

11 **MOTION:** Commissioner Steele moved to adjourn the meeting at 8:00 p.m. Commissioner
12 Clyde seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

13

14

15



16

Planning Commission Chair

17

18

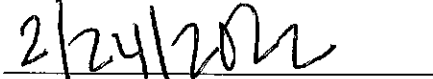


19

Kara Kresser, Planning Tech

20

21



22

Date Approved