



1
2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 February 24, 2022
6

7 **PRESENT:** Chair Jeffrey Butler, Todd Fugal, Lindsey Hargett, Jim Martineau, Peter Steele
8

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

12 **EXCUSED:** Dustin Phillips and Tim Clyde
13

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

16 **Commission Business:**
17

18 **1. Pledge of Allegiance and Opening Remarks:** Commissioner Lindsey Hargett led the
19 Pledge of Allegiance. Commissioner Jim Martineau offered the opening remarks.
20

21 **2. Agenda Approval.**
22

23 Chair Butler reported that Items 5, 6, and 7 on the agenda were continued at the request of the
24 applicant until the March 10, 2022 Planning Commission Meeting.
25

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

30 **3. Staff Reports:**
31

32 Chair Butler reported that there is a contradiction in the staff report on Item 2, which Community
33 Development Director, Daniel Cardenas, will explain when Item 2 is discussed.
34

- 35 • **MOTION:** Commissioner Peter Steele moved to APPROVE the Staff Reports,
36 with the understanding that the contradiction found in the staff report at Item 2 will
37 be explained by Director Cardenas. Commissioner Martineau seconded the motion.
38 The Commissioners unanimously voted "Aye". The motion carried.
39

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

2
3 There were no declarations or abstentions.

4
5 **ITEM 1 - Public Hearing: Preliminary Subdivision Plat – Located at Approximately 135**
6 **North 1400 East (Grove Creek and Battle Creek Neighborhood)**

7 Public Hearing to Consider the Request of Spencer Shumway for a Five-Lot Preliminary
8 Subdivision Plat, called Ashlyn Lane Plat 'A,' on Property located at Approximately 135 North
9 1400 East in the R1-12 (Single-Family Residential) Zone.

10
11 Director Cardenas reported that the above item involves a request for approval of a five-lot
12 preliminary subdivision plat. The project was previously before the Planning Commission at
13 which time approval of the four-lot preliminary subdivision plat was recommended. The applicant
14 is now seeking to have five lots in the subdivision plat. Director Cardenas stated that proposals
15 requiring a public hearing must have notice of the hearing published and also be sent out to all
16 property owners within 300 feet of the subject property. If a subsequent change is requested that
17 would have an increased impact on the surrounding neighborhood, renoticing and a new hearing
18 date are required. Because this proposal increases the lot number by one, it was renoticed and set
19 for rehearing before the Planning Commission. The other conditions remained the same.

20
21 On an aerial map displayed, Director Cardenas identified the location of the additional one-half
22 acre lot being added to the plat. He noted that Lot 1 is the base lot with an existing home, and both
23 Lots 1 and 4 have frontage on 1400 East. Some issues needed to be resolved, including an
24 easement over property owned by the same person, which will be addressed as further development
25 continues. Every lot in the proposed plat exceeds the 12,000 square foot requirement of the R1-
26 12 (Single-Family Residential) Zone and meets the required frontage requirements. Staff reviewed
27 the project and found it to be in compliance with all zoning requirements.

28
29 The applicant was present but did not comment.

30
31 Chair Butler opened the public hearing. There were no public comments. The Chair closed the
32 public hearing and invited the Commission to either continue the discussion regarding this item or
33 he would entertain a motion if no further discussion was necessary.

34
35 **MOTION:** Commissioner Steele moved the Planning Commission forward a positive
36 recommendation of APPROVAL for the request of Spencer Shumway for a subdivision plat called
37 Ashlyn Lane Plat 'A' on property located at approximately 135 North 1400 East in the R1-12
38 (Single Family Residential) Zone; and adopting the exhibits, conditions, and findings of the staff
39 report and as modified by the condition below:

- 40
41 1. All Final Planning, Engineering, and Fire Department requirements are met.

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

3
4 **ITEM 2 – Public Hearing: Rezone – Located at Approximately 169 West 200 South,**
5 **(Old Fort Neighborhood)**

6 Public Hearing to Consider the Request of Kevin Gurr to Apply the C-G (General Commercial)
7 Zone to Approximately 2.7 Acres on Property Currently Zoned Downtown Village Commercial
8 Subdistrict Zone, located at Approximately 169 West 200 South.

9
10 Director Cardenas presented the staff report and stated that the application involves a request to
11 rezone the Downtown Village Commercial Subdistrict Zone to C-G (General Commercial). On a
12 map displayed, he identified the Downtown Village District Zone, which has two Subdistricts,
13 Commercial and Transitional. The uses vary in each of the Subdistricts. The Downtown Village
14 Commercial Subdistrict is a mixed-use that allows commercial uses and three residential units per
15 1,000 feet of commercial or retail use being provided.

16
17 Director Cardenas reported that some time ago, several planning and land use studies were
18 conducted for this District. On past zoning maps from 2008, 2010, and 2012 he identified changes
19 made including the formation of various districts and subdistricts over the years. During that time,
20 the Downtown area remained similar. He reported that the Downtown vicinity is seen as generally
21 following the limits of the railroad tracks. He noted that specific building locations are being
22 removed from the Downtown zoning area for manufacturing uses.

23
24 Director Cardenas addressed the current proposal and identified the specific parcels the applicant
25 is seeking to rezone to C-G (General Commercial). The subject property includes the CopyTec
26 Building, two parcels with homes on them, and additional commercial property parcels located on
27 approximately 2.7 acres fronting 200 South. There are parcels nearby that are not owned by the
28 applicant.

29
30 The Downtown Village Commercial Subdistrict Zone allows four residential units if there is
31 commercial retail and office uses. No manufacturing is allowed in that Subdistrict. Some
32 manufacturing is allowed in the C-G (General Commercial) Zone that is spelled out in the zoning
33 requirements. Such uses could include used car sales and mechanic shops. The applicant intends
34 to remodel the existing building and develop new structures to be used as flex space with a mixture
35 of commercial, retail, manufacturing, and storage uses.

36
37 Director Cardenas stated that currently when someone wants to build/design or redevelop a
38 property in any parcel in the Downtown Village Commercial Subdistrict Zone, City Code requires
39 new buildings be "Turn of the 20th Century" in appearance. A list describes all of the requirements,
40 with one of the requirements being brick building fronts. He, however, was instructed by the City
41 Council, at a public meeting the previous month, to limit the appearance requirement for new
42 buildings to those facing Main or Center Streets. As none of the applicant's property fronts either
43 Main Street or Center Street, such a requirement will not apply to his projects. Director Cardenas

1 stated that because the design requirement is no longer an issue, he did not know if the applicant
2 felt that that deletion was enough for him to proceed with his plans without the need for a rezone.
3 If, however, the applicant wishes to include land uses such as carpentry, used car sales, or a
4 mechanic shop, he should move forward with the rezone. Director Cardenas explained that if a
5 rezone is approved, any current uses would be allowed to continue as legal non-conforming uses.
6

7 The applicant, Kevin Gurr, reported that his family has lived on the property for the last 60 years.
8 He noted that Pleasant Grove Lumber eventually became what is now CopyTec. The area was
9 considered General Commercial use at that time. When they presented the concept to the Planning
10 Department, they were surprised that everything was denied since they are in the Downtown Zone.
11 Mr. Gurr stated that CopyTec does production in the back but it is not allowed in the zone. He
12 stated that they do carpentry and cabinetry. Design Spectrum does commercial design sets. When
13 the changes occurred, he did not express opposition to being in the Downtown Zone because his
14 businesses were grandfathered in and allowed to continue. Now, however, they want to change
15 some things and find that they cannot. Mr. Gurr would like to keep CopyTec in Pleasant Grove
16 but feels that more parking is needed. His goal was to enhance the area and complement the
17 Maxfield Home and The Bungalow. If the rezone is approved, they would proceed with
18 development.
19

20 Commissioner Martineau asked if any of the homes are on the Historic Register. Mr. Gurr stated
21 the Maxfield home is on the Historic Register but is not part of his property. The two homes on
22 his property are not on the Historic Register.
23

24 Chair Butler raised the issue of deleting the "Turn of the 20th Century" requirement. Commissioner
25 Steele identified the following main two issues:
26

- 27 1. The "Turn of the 20th Century" design standard. It has been negated since the City
28 Council is deleting the requirement for all buildings but those on Main and Center
29 Streets.
30
- 31 2. Uses being considered in the proposed development concept.
32

33 Commissioner Steele asked the applicant about his plans for the proposed type of use. Mr. Gurr
34 stated that the uses he anticipates will fall within the C-G (General Commercial) Zone. He
35 envisioned a small business in the front and a warehouse in back. He was not contemplating large
36 warehouses like those found on Geneva or past the Boulevard. He was proposing four storefronts
37 with one being CopyTec and office space above the storefront.
38

39 With regard to the design standard requirement, if applied, he would be required to put brick the
40 entire building, which is not affordable. He stated that the proposed design includes some brick
41 and will look nice. Commissioner Steele stated that the Commission needs to determine if the
42 uses are appropriate and make a recommendation to the City Council who will make the final
43 decision.

1
2 Director Cardenas explained that the brick is a non-issue but the use issue remains. The Downtown
3 Village Commercial Subdistrict has certain use requirements, as does the C-G (General
4 Commercial) Zone. Specifically, flex space is not permitted in the C-G (General Commercial)
5 Zone. If the area is rezoned, the uses would be limited to what is spelled out in the zone use
6 requirements. The Downtown Village Commercial Subdistrict Zone is primarily retail and office
7 space. If that is acceptable to the applicant, there would be no need to rezone. Director Cardenas
8 stated that although production work is not allowed in the Downtown Village Commercial
9 Subdistrict Zone, CopyTec and Design Spectrum can continue to operate as they are grandfathered
10 in and legal non-conforming uses.

11
12 Mr. Gurr thought it would be safer to change the zone as he does not know who will occupy the
13 buildings. Chair Butler agreed about the need to consider future needs, particularly if he wants the
14 opportunity to bring in light manufacturing. Mr. Gurr supported the rezone as it fits with what
15 they have been and are now doing. He was not looking to bring in heavy manufacturing, such as
16 welding, but rather was looking for clean industry.

17
18 A question was raised regarding whether they have adequate parking for the uses being considered.
19 Mr. Gurr stated that they have consulted with an Architect who indicated that the parking is
20 adequate. When asked if staff had studied the issue, Mr. Gurr stated that the Architect was looking
21 at parking requirements for office uses. Parking was determined to not be a factor at tonight's
22 meeting.

23
24 Director Cardenas cautioned all about use of the term, "manufacturing" as manufacturing uses are
25 not permitted in either the Downtown or the C-G (General Commercial) Zones. The uses are
26 spelled out on a list in the Code.

27
28 Chair Butler opened the public hearing.

29
30 *Denise Trickler* identified herself as a member of the Historic Society of Pleasant Grove. Her
31 primary concern pertained to the possibility of historic buildings being destroyed with
32 development. She stated that many historic buildings in Pleasant Grove are being lost. She
33 worried about the Old Depot and felt that historic parts of the City are disappearing. Her
34 understanding was that City Code requires the Historic Society to be notified about buildings
35 designated to be destroyed and allow them to express any concerns they might have.

36
37 *Jeanne Holdaway*, a member of the Historic Society of Pleasant Grove, stated that buildings are
38 taken down without the Historic Society being notified. There are options to destroying old
39 buildings. She hoped to save what little history remains. Chair Butler asked if there was a specific
40 building she was concerned about. Ms. Holdaway stated that the old Railroad Station, which is
41 now a house, is of concern.

1 *Paul Maxfield* stated that his primary concern was parking. He went through similar issues with
2 the parking on Thornberry Way where there is parking on both sides of the road, which causes
3 congestion. It seemed to him that no action was being taken to resolve the issue and City
4 ordinances are not being adhered to. Mr. Maxfield was also concerned about historic property and
5 agreed with the two prior speakers. His home was built in 1900 and is on the State and National
6 Historic Registers. He was dismayed at what he perceived as a failure to preserve Pleasant Grove's
7 history through the retention of historic buildings. At 81 years of age, Mr. Maxfield reported that
8 he grew up in Pleasant Grove and knows the area well. He was concerned that others will lose
9 that history. He did not blame Mr. Gurr for wanting to develop his property but was concerned
10 when it affects his home area. He was not opposed to Mr. Gurr's project. Mr. Maxfield was also
11 concerned about the height of new buildings and stated that tall buildings have the potential to
12 block access to sunlight, gardens, and yard space. He did not think it was fair for development to
13 negatively impact private properties.

14
15 Chair Butler reminded those present that this hearing is about rezoning and not building plans.
16 Mr. Maxfield was told that the rezone, if approved, would be along his fence line and will not
17 affect his home. A question was raised regarding the type of fencing proposed. Chair Butler stated
18 that fencing will be discussed at the design phase.

19
20 *Jane Robinson* identified herself as the owner of The Bungalow. She has lived in her home for 83
21 years and wondered why she was not aware of the rezone from mixed-use to commercial. She
22 thought the area had always been and continued to be mixed-use. Chair Butler clarified that
23 Mr. Gurr was seeking a zoning designation that expands the allowable commercial uses.
24 Ms. Robinson had had prior experiences dealing with uses that are not allowed in her
25 neighborhood. She also supported the first two female speakers and believed their message should
26 be heard. Many older buildings have been protected because they were grandfathered in, which
27 she was happy about. She noted that the Gurrs and the Maxfields are all doing wonderful things
28 and the Gurrs should be allowed to do what they want. She stated that the Planning Commission
29 needs to listen to the public. Thornberry put a lot of people in adverse circumstances, which was
30 not ideal. She expressed her support for a mixed-use area.

31
32 There were no further public comments. The Chair then closed the public hearing and invited the
33 Commission to either continue the discussion regarding this item or he would entertain a motion
34 if no further discussion was necessary.

35
36 Commissioner Martineau remarked that now is not a good time to consider a rezone with the City
37 addressing Downtown redevelopment.

38
39 Commissioner Steele commented that with respect to historic properties, the train station is a great
40 historic building. He noted that Pleasant Grove has no laws protecting historic buildings, which
41 was something the City Council could address. Currently, nothing in the Code allows the Planning
42 Commission to factor the historic nature of buildings or sites into their decisions. He believed that
43 the purpose of the Downtown Zone is to create a city that is diverse, vibrant, and thriving. He did

1 not believe it was right to have the Downtown area chipped away at, which will limit future
2 development options. He did not support the proposed rezone.

3
4 Commissioner Fugal wanted to balance historic preservation with the ability of the property owner
5 to use his property in a meaningful way. He agreed with Commissioner Steele about having a
6 Downtown area for a reason. He did not know if allowing this property owner to do something
7 different would fit that vision. There is an opportunity to develop, however, the difficulty is that
8 the applicant wants to develop the property with uses that differ from the Downtown Commercial
9 Zone. As a result, rezoning will not achieve what is envisioned in the City over the next 15 to 20
10 years.

11
12 Commissioner Hargett stated that she lives in the area being encroached on by tall buildings and
13 agreed with the residents regarding tall buildings blocking the sunlight. She agreed with Director
14 Cardenas' description of the Downtown area changing over the past 10 or so years. To her, it did
15 not make sense to rezone the subject property since there are things the owner could do with the
16 property that would comply with the current zone and still be of benefit.

17
18 Chair Butler recognized that the situation is complicated. He wanted the Gurr's to be able to use
19 the property as they see fit but there was concern with potential impacts to the neighbors. The
20 General Plan is currently under review and will come out in the Fall. That process provides for
21 public input where opinions about historical preservation can be addressed. Chair Butler reminded
22 the public that preserving historic buildings/sites is outside the purview of the Planning
23 Commission. He stated that those who spoke were heard and understood and he appreciated their
24 input.

25
26 **MOTION:** Commissioner Steele moved that the Planning Commission forward a
27 recommendation of DENIAL for the request of Kevin Gurr for the rezone of approximately 2.7
28 acres containing multiple parcels approximately located at 211 West 200 South to 169 West 200
29 South from The Downtown Commercial Subdistrict Zone to the G-C (General Commercial) Zone,
30 based on the following findings:

- 31
32 1. The proposed rezone is not compatible with the overall plan for the Downtown
33 Area; and
34
35 2. The Planning Commission feels that the rezone would introduce inappropriate uses
36 into the area.
37

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

40
41 The matter would next be heard by the City Council. Director Cardenas stated that the matter
42 would be noticed with the hearing date likely being March 15, 2022.
43

1 **ITEM 3 – Public Hearing: Text Amendment – Section 10-11D-16E.**
2 **(City Wide)**

3 Multiple-Family Residential Development Requirements Public Hearing to Consider the Request
4 of Josh Smith to Amend City Code Section 10-11D-16E: Multiple-Family Residential
5 Development Requirements, by Modifying the Provisions and Requirements for Multi-Family
6 Developments within the CS-2 (Commercial Sales-2) Zone. ****CONTINUED FROM 2/10/22****
7

8 Director Cardenas reported that the above-proposed Code amendment is a continuation of the
9 discussion at the last meeting regarding proposed changes to the CS-2 (Commercial Sales-2) Zone.
10 Most of the discussion from the last meeting pertained to parking and garage dimensions. Specific
11 requirements pertaining to the garages were discussed and staff was asked to prepare language to
12 meet those requirements.

13
14 Director Cardenas presented the following proposed language pertaining to attached garage
15 dimensions in Section 10-11D-16G-4 for the Commissions' consideration:
16

17 'The minimum interior dimension for the required two-car garage for each
18 residential unit shall be 22 inches in length by 20 feet in width.'
19

20 Director Cardenas stated that this dimension will provide adequate space for a two-car garage.
21 There will be a required driveway in front of each garage. Additionally, for every unit the
22 additional parking required is 2.33 spaces. The current Code section requires 25 parking stalls for
23 every 10 units. With the change to 2.33 spaces, for every 10 units, 43 to 44 stalls would be
24 required. He noted that developers will not like the change, however, the increase was needed in
25 multi-family developments. Director Cardenas stated that the new language was reviewed and
26 approved by the City Attorney.
27

28 It was noted that in the event a developer decided to build three-car garages, the Code language
29 would need to be addressed. The land currently being discussed is small.
30

31 The applicant was present but did not comment.
32

33 Chair Butler opened the public hearing.
34

35 *Calmar Robbins* asked Director Cardenas if there are only two areas in the City with this particular
36 zone. Director Cardenas confirmed that that was the case. Mr. Robbins then asked about the
37 impact of the proposed change and if it will benefit the developer. Chair Butler stated that the
38 change is a detriment to the developer in that more on-site parking is required. Mr. Robbins wanted
39 to make sure that only parking changes are being discussed. Commissioner Steele stated that at
40 the last meeting they also discussed setback changes and the design standard point system to add
41 extra amenities. Mr. Robbins asked when the changes will go into effect. It was noted that it
42 would be based on the decision of the City Council.
43

1 *Lisa Thea Rockwood* asked if the proposal changes the density. It was confirmed that it would
2 not. Director Cardenas explained that whatever is decided will have no impact on projects that are
3 already underway. Once the amended Code is adopted, the change will be imposed on new
4 applicants.

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

9
10 **MOTION:** Commissioner Fugal moved that the Planning Commission recommend APPROVAL
11 of the request of Josh Smith – ICO Development for the proposed amendments to City Code
12 Section 10-11-D-16: Multiple-Family development Requirements in the CS-2 Zone; and adopt 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 Hargett seconded the motion. The Commissioners unanimously voted “Aye”. The
18 motion carried.

19
20 **ITEM 4 – Public Hearing: Rezone – Located at Approximately Garden Drive and 600 West.**
21 **(Mud Hole Neighborhood)**

22 Public Hearing to Consider the Request of Josh Smith to Apply the CS-2 (Commercial Sales - 2)
23 Zone to Approximately 6.1 Acres on Property Currently Zoned C-N (Neighborhood Commercial)
24 Zone, located at Approximately the Northwest Intersection of Garden Drive and 600 West.
25

26 Director Cardenas reported that the above item is a request to rezone approximately 6.1 acres
27 currently zoned C-N (Neighborhood Commercial) to the Commercial Sales – 2 (CS-2) Zone. The
28 current C-N (Neighborhood Commercial) Zone’s purpose is to provide retail commercial and
29 service uses to provide daily access to such services by nearby residential areas. There is also a
30 Senior Housing Overlay of 2.6 acres that allows 24 units per acre. The property is permitted for a
31 five-story building. There is a four-story senior housing complex, Grovecrest Villa, located across
32 the street.

33
34 Director Cardenas identified the site location on a map displayed. He reported that the applicant
35 owns four parcels and two other parcels in the area totaling approximately 9.8 acres. Several years
36 ago, when the area was zoned C-N (Neighborhood Commercial), the applicant pursued a multi-
37 family component within a Concept Master Plan for the entire acreage. Eventually, an agreement
38 was entered into with the applicant and a 2.6-acre Senior Housing Overlay was created. It was
39 thought that such an overlay would encourage the creation of a commercial center with shops to
40 serve the area populated by senior housing.

41
42 The applicant was now proposing that the Senior Housing Overlay be eliminated and the zoning
43 changed from C-N (Neighborhood Commercial) to CS-2 (Commercial Sales – 2) for 6.1 acres of

1 land to allow multi-family units of 12 units per acre. The applicant intends to use the property for
2 residential use (townhomes) only. The other two parcels that are owned by the applicant were not
3 before the Planning Commission for consideration. The proposed project would fall under the
4 new requirement to provide driveways.
5

6 Chair Butler inquired about the status of the 3.68 acres that were part of a staff recommendation
7 that this portion of the applicant's property be guaranteed commercial development only. Director
8 Cardenas stated that it would need to be provided by way of a Development Agreement. He noted
9 that currently, with the C-N (Neighborhood Commercial) Zoning and Senior Housing Overlay, the
10 density allowed is 24 units per acre, which could be provided in four five-story buildings. With a
11 zone change, the maximum density would be 73 units.
12

13 The applicant, Stephen Hopkins from ICO Development, stated that they have approached the City
14 Council on rezoning in the past. An interested party would like to develop the new location along
15 with adjacent retail and ICO Development has entered into a Purchase Contract with them. If the
16 rezone request is approved, the commercial retail area will be developed together. He reported
17 that the proposed development provides a way to obtain the desired retail component and the
18 applicant will be able to build the desired residential units. The southern parcel will be retained
19 for commercial use. He believed that the parking requirements will result in overparking and
20 increase their cost but he was willing to comply.
21

22 Chair Butler opened the public hearing.
23

24 *Brad Beachell*, a 25+ year resident, stated his biggest concern is having more residences. He stated
25 that the area fits perfectly with a commercial area. He did not think a senior center would work
26 either. He stated that the better fit would be more businesses.
27

28 *Darren Grace* was concerned about his view being blocked and did not support the development
29 of more homes. He stated that traffic is a nightmare.
30

31 *Bobbi McGee*, a 22-year resident, was concerned about air pollution, traffic, and water. She
32 commented that the City is running out of water and losing its trees. She did not believe that more
33 homes were needed and stated that Thornberry to her looks awful. She has considered moving
34 away as the area is no longer pretty. She contacted the City with complaints but has received no
35 response. She felt that her voice was not heard. She was disappointed about increasing the number
36 of homes and believes they will run out of water and resources. Her opinion was that no more
37 Building Permits should be issued due to the lack of water. She was concerned that Pleasant Grove
38 will end up like California or Nevada.
39

40 There were no further public comments. The Chair closed the public hearing and invited the
41 Commission to either continue the discussion regarding this item or he would entertain a motion
42 if no further discussion was necessary.
43

1 Commissioner Hargett was torn on the issue and stated that regardless of what is built in the area,
2 the water supply will still be impacted.

3
4 Commissioner Fugal stated that they have discussed issues pertaining to improving traffic flow at
5 Center Street/600 West. Hopefully, such changes will make the entire area more accessible. He
6 felt that the request was premature as he would like to see the outcome of the traffic improvements
7 before giving up on the idea of commercial in the area. He also noted they dealt with the CS-2
8 (Commercial Sales-2) Zone over the last year or so. That zoning was an attempt to bring residential
9 into the Commercial Zones where the lots are odd shaped with limited commercial access. At the
10 time, this action was felt to be the only option. He did not feel the same way about this property.
11 He thought they were giving up too early on commercial and the impact of future road
12 development. He considered this application to be premature.

13
14 Commissioner Martineau agreed with Commissioner Fugal regarding Garden Drive continuing to
15 Mahogany School. He had a difficult time giving up the area when there is the possibility of
16 commercial development. He recognized the need for housing and the people trying to move here.
17 He believes that such a determination is premature and would want to see the results of the Garden
18 Drive Traffic Study. City Engineer, Aaron Wilson, stated that a \$50,000 grant was awarded to
19 fund such a study.

20
21 Commissioner Steele agreed. He was not opposed to townhomes or increased density but
22 recognized the need to foster commercial development where possible.

23
24 **MOTION:** Commissioner Martineau moved that the Planning Commission forward a
25 recommendation of DENIAL for the request of Josh Smith – ICO Development LLC for the rezone
26 of approximately 6.1 acres, for the property located at approximately 910 West Garden Drive,
27 from C-N (Neighborhood Commercial) Zone to CS-2 (Commercial Sales-2) Zone, based on the
28 following finding:

- 29
30 1. More studies need to be done with traffic flow and development to the west of the
31 property.

32
33 Commissioner Steele seconded the motion. Vote on motion: Commissioner Steele-Aye,
34 Commissioner Fugal-Aye, Commissioner Martineau-Aye, Commissioner Hargett-Aye, Chair
35 Butler-Nay. The motion passed 4-to-1.

36
37 Director Cardenas reported that the matter had already been noticed and was ready to go forward
38 to the City Council on March 1, 2022.

1 **ITEM 5 – Public Hearing: Preliminary Subdivision Plat - Located at Approximately 392**
2 **East State Street.**

3 **(String Town Neighborhood)**

4 Public Hearing to Consider the Request of Joe Salisbury for a One-Lot Preliminary Subdivision
5 Plat Totaling Approximately 7.18 acres, called Village Square Subdivision Plat 'A,' on Property
6 located at Approximately 392 East State Street, in the CS-2 (Commercial Sales-2) Zone. ****THIS**
7 **ITEM HAS BEEN CONTINUED****

8
9 **ITEM 6 – Public Hearing: Site Plan – Located at Approximately 392 East State Street.**
10 **(String Town Neighborhood)**

11 Public Hearing to Consider a Request of Joe Salisbury for a Site Plan for 11 Multi-Family
12 Residential Buildings Containing 83 Total Units, on Property located at Approximately 392 East
13 State Street, in the CS-2 (Commercial Sales-2) Zone. ****THIS ITEM HAS BEEN**
14 **CONTINUED****

15
16 **ITEM 7 – Public Hearing: Conditional Use Permit – Located at Approximately 392 East**
17 **State Street.**

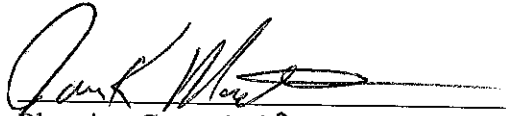
18 **(String Town Neighborhood)**

19 Public Hearing to Consider a Request of Joe Salisbury for a Site Plan for 11 Multi-Family
20 Residential Buildings Containing 83 Total Units, on Property located at Approximately 392 East
21 State Street, in the CS-2 (Commercial Sales-2) Zone. ****THIS ITEM HAS BEEN**
22 **CONTINUED****

23
24 **ITEM 8 – Review and Approve the Minutes from the February 10, 2022, Planning**
25 **Commission Meeting.**

26
27 **MOTION:** Commissioner Fugal moved to approve the minutes of February 10, 2022, as printed.
28 Commissioner Steele seconded the motion. The Commissioners unanimously voted "Aye". The
29 motion carried.

30
31 **MOTION:** Commissioner Martineau moved to adjourn the meeting at 8:30 p.m. Commissioner
32 Fugal seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

33
34
35 
36 Planning Commission Chair

37 
38 Kara Kresser, Planning Tech

39
40 3/10/22
41 Date Approved
42