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PLEASANT GROVE CITY
PLANNING COMMISSION MEETING MINUTES
April 28, 2022

PRESENT: Vice-Chair Jim Martineau, Todd Fugal, Tim Clyde, Peter Steele, Wendy Shirley, Karla Patten

STAFF: Jacob Hawkins, City Planner; Britton Tveten, Staff Engineer; Kirsten Argall, Planning Tech; Kara Kresser, Planning Assistant

EXCUSED: Chair Jeffrey Butler; Dustin Phillips; Lindsey Hargett; Daniel Cardenas, Community Development Director.

In the absence of Chair Jeffrey Butler, Vice-Chair Martineau called the meeting to order at 7:00 p.m.

Commission Business:

1. **Pledge of Allegiance and Opening Remarks:** Commissioner Karla Patten led the Pledge of Allegiance. Commissioner Todd Fugal offered the opening remarks.
2. **Agenda Approval.**
 - **MOTION:** Commissioner Tim Clyde moved to APPROVE the agenda. Commissioner Todd Fugal seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.
3. **Staff Reports:**
 - **MOTION:** Commissioner Todd Fugal moved to APPROVE the Staff Reports. Commissioner Peter Steele seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.
4. **Declaration of Conflicts and Abstentions from Commission Members.**

1 There were no declarations or abstentions.

2 **ITEM 1 - Public Hearing: Preliminary Subdivision Plat – Located at approx. 2725 Canyon**
3 **Road**
4 **(Manila Neighborhood)**
5

6 Public Hearing to consider the request of Jon Norton for a 3-lot preliminary subdivision plat called
7 Hawkes Landing Plat 'B' on 2.02 acres, approximately located at 2725 Canyon Road in the R-R
8 (Rural Residential) Zone.

9

10 City Planner, Jacob Hawkins, presented the staff report and stated that the above matter involved
11 a request for approval of a preliminary subdivision called Hawkes Landing Plat 'B', which is
12 located at approximately 2725 Canyon Road in north Pleasant Grove. Hawkes Landing Plat 'B' is
13 approximately 2.02 acres and contains 3 lots. There is no existing plat for the subject area.
14

15 Planner Hawkins referred to the maps and aerials in the staff report as reference to where the
16 property is located. Planner Hawkins identified the proposed plat arranges three unsubdivided
17 parcels into three individual lots. The descriptions of each lot are as follows: Lot 1 is 0.60 acres or
18 26,306 sq ft; Lot 2 is 0.52 acres or 22, 833 sq ft; Lot 3 is 0.71 acres or 31,011 sq ft.
19

20 There is an existing house on Lot 3 that is to remain and an accessory building between Lots 1 and
21 2 that is to be removed. The proposed lots meet the minimum requirements for residential lots in
22 the R-R (Rural Residential) Zone, which are an area of 21,780 sq ft, a frontage of 60 ft and a width
23 of 110 ft. As a new preliminary plat, improvements will be required before building permits are
24 obtained. Frontage for Lots 1 and 2 is provided by 2800 North Street, and frontage for Lot 3 is
25 provided by North Canyon Road. Staff recommended the Planning Commission forward approval
26 of the proposed preliminary plat.
27

28 Vice-Chair Martineau opened the public hearing.
29

30 The applicant, Jon Norton, was present, he explained that he and his wife had been looking for a
31 lot in Pleasant Grove when they learned about Hawkes Landing Plat 'A'. In that process, he met
32 Stephen Renshaw and has recently purchased the property from Stephen to create 2 of the 3 lots,
33 hoping to complete the 2 lots on the backside of Hawkes Landing Plat 'A' and complete the cul-
34 de-sac.
35

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

40 **MOTION:** Commissioner Tim Clyde moved that the Planning Commission forward a positive
41 recommendation of approval for the request of Jon Norton for a subdivision plat called Hawkes
42 Landing Plat 'B,' on property located at approximately 2725 Canyon Road in the R-R (Rural

1 Residential) Zone, adopting the exhibits, conditions, and findings of the staff report and as
2 modified by the conditions below:

3 1. All Final Planning, Engineering, and Fire Department requirements are met.
4

5 Commissioner Peter Steele seconded the motion. The Commissioners unanimously voted “Aye”.
6 The motion carried.
7

8 **ITEM 2- Public Hearing: Rezone – Located at approx. north of Garden Drive and west of**
9 **600 West**

10 **(Mud Hole Neighborhood)**

11 Public Hearing to consider the request of Pleasant Grove City to remove the Senior Housing
12 Overlay (SHO) on approximately 2.60 acres of property zoned Neighborhood Commercial (C-N),
13 approximately located north of Garden Drive and west of 600 West.

14 **** CONTINUED INDEFINITELY****
15

16 **ITEM 3- Public Hearing: Preliminary Subdivision Plat – Located at approx. 392 E State St.**
17 **(String Town Neighborhood)**

18 Public Hearing to consider the request of Joe Salisbury for a 2-lot preliminary subdivision plat
19 totaling approximately 7.18 acres, called Village Square Subdivision Plat ‘A,’ on property located
20 at approximately 392 E State Street, in the CS-2 (Commercial Sales-2) Zone.

21 **** CONTINUED INDEFINITELY****
22

23 **ITEM 4- Public Hearing: Conditional Use Permit – Located at approx. 392 E State St.**
24 **(String Town Neighborhood)**

25 Public Hearing to consider the request of Joe Salisbury for a Conditional Use Permit to allow 83
26 residential units (Use # 1151) on property located at approximately 392 E State Street, in the CS-
27 2 (Commercial Sales-2) Zone.

28 **** CONTINUED INDEFINITELY****
29

30 **ITEM 5-Public Hearing: Site Plan – Located at approx. 392 E State St.**
31 **(String Town Neighborhood)**

32 Public Hearing to consider a request of Joe Salisbury for a site plan for 11 multi-family
33 residential buildings containing 83 total units, on property located at approximately 392 E State
34 Street, in the CS-2 (Commercial Sales-2) Zone.

35 **** CONTINUED INDEFINITELY****
36

37 **ITEM 6– Review and Approve the Minutes from the April 14, 2022, Planning Commission**
38 **Meeting.**

39
40 Commissioner Peter Steele mentioned his name was misspelled on page 5.
41

1 **MOTION:** Commissioner Peter Steele moved to APPROVE the minutes of April 14, 2022, with
2 the correction on page 5. Commissioner Todd Fugal seconded the motion. The Commissioners
3 unanimously voted "Aye". The motion carried.

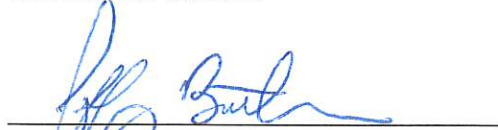
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5 **MOTION:** Commissioner Tim Clyde moved to ADJOURN the meeting at 7:11 p.m.
6 Commissioner Peter Steele seconded the motion. The Commissioners unanimously voted "Aye".
7 The motion carried.

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11

Planning Commission Chair

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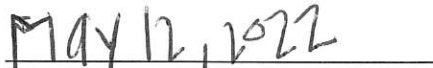


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Kara Kresser, Planning Tech

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Date Approved