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3 PLEASANT GROVE CITY  
4 PLANNING COMMISSION MEETING MINUTES  
5 May 12, 2022  
6

7 **PRESENT:** Chair Jeffrey Butler, Jim Martineau, Tim Clyde, Karla Patten, Dustin Phillips  
8

9 **STAFF:** Jacob Hawkins, City Planner; Kara Kresser, Planning Assistant; Kirsten Argall, Planning  
10 Tech; Britton Tveten, Staff Engineer  
11

12 **EXCUSED:** Todd Fugal; Peter Steele; Wendy Shirley; Lindsey Hargett; Aaron Wilson, City  
13 Engineer; Daniel Cardenas, Community Development Director  
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 Tim Clyde led the Pledge  
20 of Allegiance. Commissioner Dustin Phillips offered the opening remarks.  
21

22 **2. Agenda Approval.**  
23

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

28 **3. Staff Reports:**  
29

- 30 • **MOTION:** Commissioner Martineau moved to APPROVE the Staff Reports as  
31 written. Commissioner Phillips seconded the motion. The Commissioners  
32 unanimously voted "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 approx. 1018 East 300**  
2 **South (Scratch Gravel Neighborhood)**

3 Public Hearing to consider the request of Jackson Jones for a 6-lot preliminary subdivision plat,  
4 called Loader Estates Plat ‘B’ on 2.00 acres, approximately located at 1018 East 300 South in the  
5 R1-9 (Single-Family Residential) Zone.  
6

7 City Planner, Jacob Hawkins, presented the staff report and stated that the above matter was a  
8 request for a preliminary subdivision plat called Loader Estates Plat ‘B’. It contains six lots and  
9 is located south of 300 South and east of 1000 East. He identified the subject property which is in  
10 the R1-9 (Single-Family Residential) Zone and Residential Agricultural Overlay (RAO). Using a  
11 Preliminary Plat, Planner Hawkins reported that the matter was originally heard in 2021, however,  
12 the applicant wanted to extend the south boundary of Lot 1. After reviewing the request, staff  
13 determined that the matter needed to be brought back before the Planning Commission. He noted  
14 that each of the lots in the plat meets the minimum requirements for the R1-9 Zone and the flag  
15 lot requirements. He reported that access to the lots would be from 300 South and 1100 East. Staff  
16 recommended approval since the project was found to meet all requirements of the R1-9 Zone, the  
17 subdivision, and the flag lot.  
18

19 Chair Butler acknowledged the presence of the applicant, Jackson Jones.  
20

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

25 **MOTION:** Commissioner Clyde moved that the Planning Commission forward a positive  
26 recommendation of APPROVAL for the request of Jackson Jones for a subdivision plat called  
27 Loader Estates Plat ‘B,’ on property located at approximately 1018 East 300 South in the R1-9  
28 (Single Family Residential) Zone; and adopt the exhibits, conditions, and findings of the staff  
29 report, as modified by the conditions below:  
30

- 31 1. All Final Planning, Engineering, and Fire Department requirements are met.  
32

33 Commissioner Martineau seconded the motion. The Commissioners unanimously voted “Aye”.  
34 The motion carried.  
35

36 **ITEM 2 – Public Hearing: Rezone – Located at 1230 West State Street**  
37 **(Mud Hole Neighborhood)**

38 Public Hearing to consider the request of Classic Jack Real Estate Holding to apply the General  
39 Commercial Zone (C-G) to approximately 2.60 acres of property zoned Rural Residential (R-R),  
40 located at 1230 West State Street.  
41

42 Planner Hawkins presented the staff report and stated that the above matter was a request from

1 Classic Jack Real Estate Holdings for a rezone of a 2.6-acre site located at 1230 West State Street,  
2 from Rural Residential (“RR”) to General Commercial (“C-G”). On an aerial map displayed,  
3 Planner Hawkins identified a school to the north, residences to the east, and a truck rental to the  
4 south. Using a Zoning Map, he showed that the subject property is bordered by The Grove –  
5 Commercial Sales (“GRV-CS”) Zone to the south with nearby General Commercial (“C-G”)  
6 zoning to the east and the west. He identified the property directly to the east, which could be seen  
7 as an upside-down “L” and marked as Rural Residential (“RR”), was designated as General  
8 Commercial (“C-G”) in the lower half, next to the subject property. He reported that the Zoning  
9 Map had not yet been updated.

10  
11 Planner Hawkins also displayed photos of the subject property and surrounding properties and a  
12 copy of the site plan. He stated that the access would be from the north because of the presence  
13 of railroad tracks to the south. The applicant proposed to use the building, which has 15 individual  
14 spaces, for office space and warehouses. In relation to the proposed zone, Planner Hawkins  
15 identified that General Commercial (“C-G”) Zone’s low and medium intensity uses allow included  
16 office space, restaurants, and retail businesses. He also reported that higher intensity permitted  
17 uses included both new and used car sales and warehouses. The applicant’s proposal uses fit within  
18 those permitted uses.

19  
20 Planner Hawkins also identified the proposed access paths on the photographs displayed. He  
21 showed on a photograph, the route that Garden Drive would take across the southern part of the  
22 applicant's property and turning north on the adjacent property. He stated that the proposed path  
23 would allow traffic to bypass the residential properties around 500 North instead of going through  
24 that area. Planner Hawkins then noted that the General Plan designated the area as commercially  
25 related as it is within the boundary of the West State Street District, which is to provide a mix of  
26 commercial uses with the intent of providing an area that meets the commercial and service needs  
27 of the community. As the proposed zone change was found to be in conformance with those  
28 General Plan guidelines and was compatible with the surrounding properties, Planner Hawkins  
29 stated that staff recommended approval.

30  
31 The applicant, Trace Stanley was present representing Classic Jacks Real Estate Holdings.  
32 Commissioner Martineau stated that even though the roadways were not being considered tonight,  
33 he was wondering if the roadways that were shown are correct. Mr. Stanley stated that they were  
34 given the information from the Development Review Committee (“DRC”) and the property owner  
35 to the east. The frontage road will run along State Street. He identified a path where they had  
36 originally thought the road would be, which was to split both his and his neighbor’s properties and  
37 then continue to the north. He briefly discussed the various considerations they had been involved  
38 in pertaining to road placement.

39  
40 Chair Butler opened the public hearing.  
41

1 *Bryant Burkett*, who lives across the street from the subject property, asked what action was being  
2 taken tonight. Commissioner Clyde stated that this action was a request for rezone and noted the  
3 discussion about proposed roads does not mean anything had been determined in that regard. He  
4 further advised that when the property is further developed, such discussion would then take place,  
5 including road placement. After a general discussion about issues pertaining to roadways in the  
6 area and the fact that such a discussion would take place when future development was considered,  
7 Mr. Burkett then asked about what type of business would be allowed. He was advised of the  
8 general uses for the proposed zone and that there would be further discussions of all the  
9 requirements, with public notice of the meetings once development is proposed. He was provided  
10 with the notice requirements.

11

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

15

16 **MOTION:** Commissioner Martineau moved that the Planning Commission forward a  
17 recommendation of APPROVAL to the City Council for the request of Classic Jack Real Estate  
18 Holding for the rezone of approximately 2.6 acres of property located at 1230 West State Street,  
19 from the Rural Residential (“RR”) Zone to General Commercial (“C-G”) Zone; and adopt the  
20 exhibits, conditions, and findings set forth in the staff report. Commissioner Karla Patten seconded  
21 the motion. The Commissioners unanimously voted “Aye”. The motion carried.

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23 **ITEM 3 – Review and Approve the Minutes from the April 28, 2022, Planning Commission**  
24 **Meeting.**

25

26 **MOTION:** Commissioner Clyde moved to APPROVE the minutes of April 28, 2022, as printed.  
27 Commissioner Martineau seconded the motion. The Commissioners unanimously voted “Aye”.  
28 The motion carried.

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30 **MOTION:** Commissioner Phillips moved to ADJOURN at 7:23 p.m. Commissioner Clyde  
31 seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

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Planning Commission Chair

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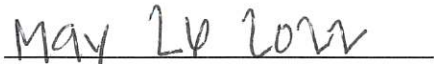
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Kara Kresser, Planning Tech

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Date Approved

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