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3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 April 27, 2023
6

7 **PRESENT:** Chair Dustin Phillips, Jim Martineau, Karla Patten, Todd Fugal
8

9 **STAFF:** Daniel Cardenas, Community Development Director; Kara Kresser, Planning Assistant
10

11 **EXCUSED:** Commissioners Jeffrey Butler, Lindsey Hargett, City Engineer Aaron Wilson, and
12 City Planner Jacob Hawkins
13

14 Chair Dustin Phillips called the meeting to order at 7:00 p.m.
15

16 **Commission Business:**
17

18 1. **Pledge of Allegiance and Opening Remarks:** Commissioner Fugal led the Pledge of
19 Allegiance. Chair Phillips presented the opening remarks.
20

21 2. **Agenda Approval.**
22

- 23 • **MOTION:** Commissioner Fugal moved to ACCEPT the agenda with the
24 modification that there will be a continuance of Item 2 to the next meeting.
25 Commissioner Martineau seconded the motion. The Commissioners unanimously
26 voted "Aye". The motion carried.
27

28 3. **Staff Reports:**
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- 30 • **MOTION:** Commissioner Patten moved to APPROVE the Staff Reports as
31 presented. Commissioner Fugal seconded the motion. The Commissioners
32 unanimously voted "Aye". The motion carried.
33

34 4. **Declaration of Conflicts and Abstentions from Commission Members.**
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36 There were no declarations or abstentions.
37

1 **ITEM 1 - Public Hearing: Adoption of the Pleasant Grove 2023 General Plan**
2 **(City Wide)**

3 Public Hearing for the Adoption of the Pleasant Grove 2023 General Plan. The Pleasant Grove
4 General Plan Provides a Comprehensive Vision, Recommendations, and Priorities for the Future
5 of Pleasant Grove.

6
7 Sam Taylor from Landmark Engineering indicated that they have been working on the General
8 Plan for the last 18 months. They have had multiple public outreaches and conducted Open Houses
9 at City Hall as well as interaction on their website. They also had an Advisory Committee to help
10 guide development. All of those helped to draft the current plan. The current plan was presented
11 to the public at an Open House which about 40 people attended.

12
13 Throughout the engagement process, they heard that there was interest in encouraging more
14 business diversity in the City. There was also talk about roads, as well as concerns with balancing
15 the small-town feel of Pleasant Grove with the higher-end City housing and traffic. These
16 ultimately became the core components of how the plan was put together. The issues raised were
17 translated into guiding principles for the Plan.

18
19 Chapter One of the plan was the background and introduction. It offers the history and context for
20 the plan. It examines the demographics and summary as well as the public engagement. It also
21 provides the structure of how we laid out the plan. It concludes with the guiding principles, which
22 are a direct translation of what was heard from the public regarding enhancing and preserving what
23 is good and elevating areas such as the Downtown/Historic Downtown. Mr. Taylor stated that
24 they were also concerned with growth and ensuring that they have a quality place to live and a
25 quality way of life. This concern also feeds into parks and recreation and the City's transportation
26 needs.

27
28 Chapter Two examines land use. They looked at existing land use patterns and made
29 recommendations for future land use. The revised future land use map was close to the current
30 plan and involved some fine-tuning. Adjustments were made to the densities in the north fields
31 based on what was heard from the public. There are also clarifications near the Downtown and
32 The Grove areas. He noted that most of the uses are staying the same. This chapter provides a
33 detailed description of each character area outlined on the map.

34
35 Commissioner Fugal asked if changes at the north end of the City were made to protect the low-
36 density area. Mr. Taylor explained that the low-density area was originally extended westward to
37 the border with American Fork. However, residents were concerned about too much density
38 between 1800 North and 1100 North. Community Development Director, Daniel Cardenas
39 clarified that it had to do with how many open areas they had to build on. They were allowing R-
40 1-15 and R-1-12 zoning, which changed to R-1-20 only.

41

1 The other piece of the land use chapter looks in detail at downtown and proposes a new concept
2 vision for how downtown might take shape to revitalize it. They looked at several different
3 alternatives, and ultimately, this one seemed to make the most sense and had the most positive
4 feedback from the public and City leadership. It repurposes the 200 South as an extension of
5 Historic Main Street. The idea was that mixed-use development would be concentrated on Main
6 Street and 200 South to form a walkable downtown classic Main Street feel. The surrounding part
7 of the district, particularly the light industrial area, would eventually redevelop as a residential area
8 with pretty small-scale, walkable blocks. They are not looking for condo areas like in The Grove
9 but something on a smaller scale that could support downtown shopping. They would also like to
10 enhance the gateways into downtown and utilize 200 South as an active transportation corridor. It
11 is uniquely positioned as an east-west connector, which is rare in most cities. It is shaping up to
12 be a great key corridor for the community.

13
14 Mr. Cardenas reminded the Commission that they developed three different concepts, which were
15 presented to the Commission about six months ago. This was the chosen concept with the Planning
16 Commission, City Council, and the public. They were fortunate to get a consensus on the concept.
17 Mr. Taylor reported that they concluded the Downtown Section of the Chapter with a revitalization
18 toolkit to provide leadership and staff with various ideas on where they can use short and long-
19 term strategies to revitalize downtown.

20
21 Chapter 3 examines Transportation. They conducted a full analysis of the transportation network
22 in the existing Transportation Master Plans. The ideas were merged into a cohesive vision and
23 identifies potential projects to improve connectivity throughout the City. A key part is
24 distinguishing between corridors that are important for mobility and moving traffic through the
25 City. It also identifies corridors that are important for place-making for pedestrians and bicycle
26 use. This includes capitalizing on the future Rail Trail and the Downtown Greenway that is
27 proposed to run from 200 South to the future new park at the Pipe Plant. The City already owns
28 part of that alignment as a trail, so it makes sense to extend that.

29
30 In terms of traffic, there was not much seen from their analysis. Most of the traffic is concentrated
31 in The Grove. Even State Street was far under capacity. Pleasant Grove Boulevard is the key
32 problem. With the Utah Department of Transportation (“UDOT”) reconfiguring the interchange
33 in the near future, those issues should be resolved.

34
35 Chapter 4 is the Moderate-Income Housing Chapter and is required by the State. Every city must
36 select three to five strategies as part of its Moderate-Income Housing Plan from a menu of
37 strategies that the State provides. This is supplemented by a more detailed report that was
38 previously submitted to the State. Mr. Cardenas reminded the Commission that these strategies
39 have already been adopted.

40
41 Mr. Taylor reported that Chapter 5 is the Economic Development Chapter. It analyzes the City’s
42 taxable sales markets. There is a positive trend in taxable sales, which is great, however, the City

1 is still leaking in most categories. There is potential to capture sales. The chapter identifies
2 supportable commercial zoning. There is still a lot of opportunity in the downtown area, which is
3 most likely in small retail and office. A toolkit is also provided at the end of the chapter.
4

5 Chapter 6 examines Parks, Open Space, Recreation, and Trails. Mr. Taylor and his team examined
6 the park system's level of service in terms of acreage per population and the distribution of the
7 parks geographically throughout the City. Today, Pleasant Grove has 1.69 acres per 1,000 people
8 for its level of service, which is quite low. He proposed an increase in the level of service as part
9 of this chapter. They are trying to fill gaps within the system and create a more equally distributed
10 network of parks within walking or biking distance of homes. This Chapter also looks at park
11 standards and tries to outline standards to adhere to. The Chapter also looks at recreation facilities,
12 programming, and improvements to the recreational trail network. It concludes with an
13 Implementation Plan and cost estimates. Mr. Taylor presented a map of future park distribution
14 and discussed proposed parks. Currently, most parks and schools are concentrated in the center.
15

16 Chapter 7 is the Environment Chapter. It establishes goals and recommendations for natural
17 hazards, water conservation, air quality, and urban forestry.
18

19 Chapter 8 examines Public Services. It offers broad recommendations for City services and
20 infrastructure.
21

22 Mr. Taylor reported that since the draft was released to the public in February, they have made
23 small adjustments to the Transportation Chapter. The plan was to extend the second south corridor
24 to the Murdock Canal. Citizens thought that was unwise based on the slope and nature of the
25 traffic in that area. They ultimately capped it in the high school area and added a proposed trail
26 alignment to connect to the Lehi Vineyard Trail along Center Street to the Murdock Canal Trail.
27 That was the only significant change made to the plan since February.
28

29 Chair Phillips opened the public hearing.
30

31 *Eileen Miller* from the Utah Valley Homebuilders Association was present to discuss the agenda
32 item that was continued. She found it very interesting to hear about the City's plans for future
33 growth. She pointed out that Pleasant Grove did not have one home out of 31 in the Parade of
34 Homes this year. She commented that her favorite home last year was in Pleasant Grove.
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 Commissioner Martineau was present when the public hearing was held. He found the feedback
41 to be interesting and noted that they have implemented almost everything he identified as key. He
42 was pleased to see the changes that were adapted specifically to the desires of the citizens.

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2 Commissioner Fugal commented that everything came together nicely and thanked Mr. Taylor and
3 his team for their work. He stated that this will help accommodate managed growth in Pleasant
4 Grove.

5
6 **MOTION:** Commissioner Martineau moved that the Planning Commission recommend
7 APPROVAL to the City Council for the adoption of the New General Plan for Pleasant Grove City
8 and adopting the exhibits, conditions, and findings of the staff report, and as modified by the
9 condition below:

- 10
11 1. All Final Planning, Engineering, and Fire Department requirements are met.

12
13 Commissioner Patten seconded the motion. The Commissioners unanimously voted “Aye”. The
14 motion carried.

15
16 **ITEM 2 - Public Hearing: Code Text Amendment – Section 10-15-49: Water Efficiency**
17 **Standards.**

18 **(City Wide)**

19 Public Hearing to Consider a Request from Pleasant Grove City to create City Code Section 10-
20 15-49, Water Efficiency Standards. The City is Proposing to Include New Landscaping
21 Requirements with the Intent to Conserve the Public’s Water Resources by Establishing Water
22 Conservation Standards for the Installation of Grass and Turf as Outdoor Landscaping in all
23 Residential, Commercial, and Industrial Zones within the City.

24
25 The above item was tabled.

26
27 **ITEM 3 – Review and Approve the Minutes of the April 13, 2023, Meeting.**

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29 **MOTION:** Commissioner Patten moved to APPROVE the minutes of the April 13, 2023,
30 Meeting. Commissioner Martineau seconded the motion. The Commissioners unanimously voted
31 “Aye”. The motion carried.

32
33 Commissioner Patten agreed to serve.

34
35 **ITEM 4 – Election for Replacement of Vice-Chair.**

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37 **MOTION:** Commissioner Martineau moved that COMMISSIONER PATTEN be put forth as
38 Vice-Chair. Commissioner Fugal seconded the motion. The Commissioners unanimously voted
39 “Aye”. The motion carried.

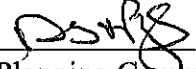
1 **MOTION:** Commissioner Butler moved to ADJOURN the meeting at 7:24 p.m. Commissioner
2 Fugal seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

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Planning Commission Chair

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Kara Kresser, Planning Tech

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Date Approved