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2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 JUNE 8, 2023
6

7 **PRESENT:** Vice-Chair Karla Patten, Jeff Butler, Jim Martineau, Todd Fugal, Alicia Redding
8

9 **STAFF:** Daniel Cardenas, Community Development Director; Aaron Wilson, City Engineer;
10 Kara Kresser, Planning Assistant; Christina Gregory, Planning Tech; Jacob Hawkins, City Planner
11

12 **EXCUSED:** Chair Dustin Phillips, Wendy Shirley
13

14 In the absence of Chair Dustin Phillips, Vice-Chair Karla Patten called the meeting to order at
15 7:00 p.m.
16

17 **Commission Business:**
18

19 **1. Pledge of Allegiance and Opening Remarks:** Commissioner Martineau led the Pledge
20 of Allegiance. Commissioner Fugal offered the opening remarks.
21

22 **2. Agenda Approval.**
23

- 24 • **MOTION:** Commissioner Fugal moved to approve the agenda with the switch of
25 putting item number three before item number two. Commissioner Martineau
26 seconded the motion. The Commissioners unanimously voted "Aye". The motion
27 carried.
28

29 **3. Staff Reports:**
30

- 31 • **MOTION:** Commissioner Butler moved to APPROVE the Staff Reports as
32 presented. Commissioner Martineau seconded the motion. The Commissioners
33 unanimously voted "Aye". The motion carried.
34

35 **4. Declaration of Conflicts and Abstentions from Commission Members.**
36

37 There were no declarations or abstentions.
38

1 **ITEM 1 - Public Hearing: Preliminary Subdivision Plat – Located at approximately 333 East**
2 **1100 North.**

3 **(Big Spring Neighborhood)**

4 Public Hearing to Consider the Request of Forrest Call Real Estate, LLC for a Six-Lot Preliminary
5 Flag Lot Subdivision Plat, called Walnut Grove Plat 'B' on 2.11 Acres, approximately located at
6 333 East 1100 North in the R1-8 (Single-Family Residential) Zone.

7 ****CONTINUED FROM 5/25/2023****

8
9 City Planner, Jacob Hawkins, presented the Staff Report and stated that the request is for Walnut
10 Grove for Forrest Call Real Estate, LLC. This development is located at 333 East 1100 North.
11 The property is split between the R1-8 and R1-9 zoning. The portion in the R1-8 Zone will be
12 divided into some smaller lots. There are two other properties identified as 1164 and 311. They
13 will remain as is but were just included in the subdivision for easement purposes. Mr. Hawkins
14 presented an aerial map and the proposed plat. The area is filled with single-family homes. The
15 subdivision is 2.11 acres in size and consists of six lots, beginning with Lot 3 and going up to Lot.
16 Mr. Hawkins identified open space dedicated to the Homeowners Association (“HOA”) that will
17 be maintained as part of the private drive through the development. Each lot meets the minimum
18 zoning requirements for its respective zone regarding area, width, and frontage. For Lots 5 and 6,
19 the frontage will go north and south rather than east to west. Because the zoning requirements
20 have been met, the staff recommends that the Planning Commission forward a recommendation of
21 approval for this item.

22
23 Commissioner Butler asked why the HOA’s Covenants, Codes, and Restrictions (“CC&Rs”) were
24 required. Mr. Hawkins responded that it was a requirement for all five lots so that the common
25 stem can be maintained. For a single flag lot, the stem is usually included within the property. For
26 common stem lots, it is separated and must be maintained.

27
28 In response to a question raised, Mr. Hawkins reported that Lots 1 and 2 were from a previous plat
29 in a different location. For that reason, they are starting with Lot 3 since they are continuing the
30 name, Walnut Grove.

31
32 Commissioner Fugal asked about the size of the building envelope. Mr. Hawkins indicated that
33 he measured it and it is about 30 feet. He would double-check the other measurements. The
34 smaller portion will be very difficult to build a home on. When they get the Building Permit, he
35 will check on measurements again to ensure that they meet all zoning requirements. Commissioner
36 Fugal asked how realistic it would be to build a useful home on the lot. Mr. Hawkins stated that
37 the lot width was one of the main concerns. The applicant has assured staff that he can construct
38 a home that will fit within the allowable area. Although narrow, it must meet the zoning
39 requirements.

40
41 Commissioner Martineau asked about the drainage on Lot 6 and if the HOA will maintain it. City
42 Engineer, Aaron Wilson stated that the previous property owner installed a PVC pipe along the
43 property line. The developer will be required to pipe it to the City storm drain system. It is owned
44 and maintained by the HOA through that area.

1 Mr. Hawkins again addressed the width of some single-family homes and stated that manufactured
2 homes are narrow enough to fit within the space in question. Community Development Director,
3 Daniel Cardenas, stated that they had had a discussion with the applicant regarding width issues
4 and were assured that he has experience with building on narrow lots on other developments.

5
6 Commissioner Butler asked if the entrance to the private drive is on the west side of the home at
7 333 East. Mr. Hawkins stated that the existing buildings will be removed. There is an existing
8 curb cut that the applicant would like to preserve and where the private drive will be.

9
10 The applicant, Forrest Phillips was present representing Forrest Call Real Estate, LLC in Lindon.
11 He reiterated that the proposal meets all requirements in terms of size and setbacks. He recognized
12 there was concern about the width of the two rear lots and offered to address any questions. His
13 team built a home previously on a 20-foot lot two years earlier in Trails End Court in Pleasant
14 Grove off of Locust Avenue. An aerial view of the narrow lot was displayed. The homes on the
15 new project will be smaller. Mr. Phillips commented that he is known for building modest homes.
16 The residences they are finishing in the Battle Grove Subdivision at 200 West 400 North are only
17 1,400 square feet in size. The homes proposed to be built with this new project will likely be only
18 1,400 to 1,500 square feet in size. His goal was to keep the cost under \$600,000. Mr. Phillips was
19 presented with the Builder of the Year Award for work he has done in Sand Point, Idaho.
20 Mr. Phillips addressed the setback question on Lot 5.

21
22 Engineer Wilson addressed the requirement of having four total off-street parking spaces on the
23 actual flag lot. If the frontage between the access from the flag stem was less than 25 feet then
24 there would not be the required 22-foot depth for a parking space. He asked if the change in
25 setback would eliminate one of those spaces. Director Cardenas stated that he typically makes that
26 decision. They could hopefully work something out once the plan is submitted.

27
28 Vice Chair Patten opened the public hearing. There were no public comments. The Chair closed
29 the public hearing and invited the Commission to either continue the discussion regarding this item
30 or she would entertain a motion if no further discussion was necessary.

31
32 Commissioner Butler asked why Lots 7 and 8 were included. Mr. Jacobs stated that they were
33 included for easement reasons. Mr. Wilson explained that there was an existing irrigation ditch
34 that no one owns. They had to be included so there was not a small strip of land that was not part
35 of their record.

36
37 **MOTION:** Commissioner Fugal moved to forward a POSITIVE recommendation for the request
38 of Forrest Call Real Estate, LLC for a Six-Lot Preliminary Flag Lot Subdivision Plat, called
39 Walnut Grove Plat 'B', located at approximately 333 East 1100 North in the property zoned R1-8,
40 and adopting the exhibits, conditions, and findings of the staff report as modified by the condition
41 below:

- 42
43 1. All final Planning, Engineering, and Fire Department requirements are met.

44
45 Commissioner Butler seconded the motion. The Commissioners unanimously voted "Aye". The
46 motion carried.

1
2 **ITEM 2 - Public Hearing: Code Text Amendment – Sections 10-15-49: Water Efficiency**
3 **Standards and Landscape Requirements on Chapters 6,9,10,11,12 and 14.**

4 **(City Wide)**

5 Public Hearing to Consider a Request from Pleasant Grove City to Create City Code Section 10-
6 15-49, Water Efficiency Standards and to Amend the Landscape Requirements included in
7 Chapters 6, 9, 10, 11, 12, and 14. The City is proposing to Include New Landscaping Requirements
8 with the Intent to Conserve the Public's Water Resources by Establishing Water Conservation
9 Standards for the Installation of Grass and Turf as Outdoor Landscaping in All Residential,
10 Commercial, and Industrial Zones within the City.

11
12 Director Cardenas presented the Staff Report and stated that identified changes were made since
13 the last meeting. He reminded the Commission that the document is a draft and can change. He
14 reported that there are four rules and recommendations that jurisdictions must approve or adopt.
15 During a Work Session, the Planning Commission asked if this would impact single-family
16 residential. IT was determined that it will. The biggest impact will be on single-family residential.
17 It also impacts commercial and multi-family. The proposed ordinance focuses more on lawns.
18 Single-family dwellings are required to landscape front and side yards but not backyards at the
19 time of issuance of the Certificate of Occupancy.

20
21 The first rule specifies that the lawn shall not be less than eight feet wide at its narrowest point.
22 Director Cardenas stressed that grass or lawn cannot be laced on strips of land that are narrower
23 than eight feet. The second rule is that lawns shall not exceed 35% of the total landscaped area.
24 The total landscaped area includes improved areas of the property that incorporate all the
25 completed features of the landscape. The landscape area does not include footprints of buildings
26 or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

27
28 Director Cardenas displayed a map to show the impact the change will have on properties. To
29 obtain a Certificate of Occupancy, the landscaping must be checked on the front and side yards up
30 to the back or the end of the structure. Director Cardenas used the map to demonstrate what the
31 new rules will entail. Homeowners can do what they choose in backyards. The Conservancy
32 District intends to eliminate grass that requires a lot of water in areas that are not used and are
33 simply for aesthetics.

34
35 Grants are available but Pleasant Grove will not qualify for them if the four rules are not met. He
36 noted that a few other cities have adopted these rules. Vice-Chair Patten asked about the benefits
37 of the grants. Director Cardenas stated that there are several grants the City could qualify for but
38 the minimum standards must be implemented.

39
40 Commissioner Fugal raised concerns about the side yards versus backyards. In some residences,
41 the side yard gets the most use. Director Cardenas stated that the rules will not be imposed
42 retroactively. It will be another step in the review process. The Commission discussed side yards
43 and what is fair to homeowners. Commissioner Fugal was concerned that the proposed rules will
44 be very limiting for homeowners. There was discussion on what constitutes a front, side, and back
45 yard. It was noted that corner lots actually have two front lawns.

1 Director Cardenas said they could change the Code to only apply to the front yard. The Water
2 Conservancy District provides leniency with respect to what they require. Commissioner Fugal
3 questioned whether the staff would be opposed to changing the Code to just the front yard.
4 Director Cardenas stated that they are not opposed and tonight's discussion was intended to get
5 feedback from the Commission.
6

7 Director Cardenas identified additional properties on the map and discussed which are compliant
8 and which are not. Commissioner Butler agreed with the need to conserve water but stated that
9 proper turf and sprinkling can help in that effort. Efficient watering practices were discussed.
10 Director Cardenas commented that conservation involves determining needed versus use. With
11 commercial buildings, anything less than 10 feet is not considered usable open space. To qualify
12 for grants the Cit must adopt the four rules.
13

14 The next rule specifies that lawn shall not be installed in park strips, paths, or on slopes greater
15 than 25% or a 4:1 grade. In commercial, industrial, institutional, and multi-family developments,
16 common area landscapes and lawn areas shall not exceed 20% of the total landscaped area outside
17 of active recreation areas. Vice-Chair Patten asked about enforcement and if the landscaping on a
18 new home is changed if it will no longer qualify for the grant. Director Cardenas stated that it will
19 not disqualify them. They will look at the yard at the time of development.
20

21 Commissioner Fugal suggested the matter be continued to allow time to conduct financial benefit
22 research. Director Cardenas was not opposed to that. He would conduct research as well and
23 present examples and financials at a future meeting. He offered to provide additional details on
24 the grants. Commissioner Fugal suggested that they eliminate side yards from the rules.
25

26 Vice Chair Patten opened the public hearing. There were no public comments. The Chair closed
27 the public hearing and invited the Commission to either continue the discussion regarding this
28 item, or she would entertain a motion if no further discussion was necessary.
29

30 **MOTION:** Commissioner Fugal moved to CONTINUE the request of Pleasant Grove City Staff
31 for the proposed amendments to City Code Section 10-15-49: Water Efficiency Standards and
32 amend sections of the Code regarding landscaping, until June 22, 2023, based on the following
33 finding:
34

- 35 1. The Commission would like to review the grants that are available and the financial
36 benefits and review the impact of eliminating the side yards from the Certificate of
37 Occupancy.
38

39 Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Aye".
40 The motion carried.
41

1 **ITEM 3 - Public Hearing: Code Text Amendment – Section 10-14: The Grove Zoning**
2 **District.**
3 **(City Wide)**

4 Public Hearing to Consider the Request of St. John Properties to Amend City Code Section 10-14:
5 The Grove Zone by Creating a New Overlay Zone called Valley Grove Overlay (Section 10-14-
6 28), which provides for Master-Planned High-Density Residential Uses in Conjunction with
7 Commercial Uses within The Grove Zone.

8
9 Director Cardenas presented the Staff Report and stated that the request is for a Code Text
10 Amendment. The applicant is proposing to create a new Overlay Zone that could be applied to
11 any of the subdistricts in The Grove Zone. Director Cardenas displayed a zoning map and stated
12 that currently there are three subdistricts within The Grove Zone. It is the closest to the freeway.
13 Director Cardenas identified The Grove Zone designations on the map displayed. The Grove Zone
14 includes the mixed-housing subdistrict that allows for some residential with a density of 12 units
15 per acre. There are also the Commercial Sales and Interchange Subdistricts. The Interchange
16 Subdistrict includes large office buildings and retail. The applicant is proposing to create a new
17 Overlay that will allow them to have certain uses that are not otherwise allowed in the base zone.
18 The proposed Valley Grove Overlay (“VGO”) will have different rules and benefits. The applicant
19 has a project in mind and the proposed Overlay would allow what is requested.

20
21 The New Overlay Zone will have very high-density residential and the creation will allow for very
22 high-density apartment complexes. The purpose and objective of the ordinance is to create a
23 mixed-use development with residential, retail, and entertainment. Currently, the Commercial
24 Sales and the Interchange Subdistricts do not allow residential uses. The applicant is proposing to
25 include high-rise apartment units at five to 10 stories in height. The applicant wants to do 1,155
26 apartments with a density of 26 units per acre. To develop the property, about seven acres would
27 have to be occupied by the Utah Department of Transportation (“UDOT”) to create a frontage
28 road, which will be about 44 acres. The Overlay will allow for residential and the proposed
29 density. To apply the Overlay to any project area the applicant must have a minimum of 40 acres.

30
31 With the 1,155 proposed units, parking will need to be addressed. The applicant and staff took
32 multiple visits to similar developments in Salt Lake City, Provo, and Lehi to understand what it
33 will look like. It is important to know what type of apartments are being built. For example,
34 studios have a different parking need than larger apartments. For studio and one-bedroom units,
35 staff calculated 1.5 parking spaces per unit. Staff calculated two parking spaces per unit for a two-
36 bedroom and 1.75 for three bedrooms, which is above the industry standard and should meet the
37 needs of future residents. Currently, the requirement is two per unit. Based on staff’s research,
38 this amount is lower than the current requirement.

39
40 Changes were also made to the setbacks and how they are measured. In The Grove Zone, setbacks
41 are measured from the back of curb, meaning that the sidewalk and the park strip are part of the
42 setback. A 25-foot setback is required from the back of curb, excluding the curb and gutter. The
43 Grove has six feet of sidewalk and 10 feet of landscaping before the building starts. In this case,
44 they will slightly increase the setback due to high traffic. The setback was measured slightly
45 differently. It was measured from the right-of-way, which excludes the park strip and the sidewalk.
46 Instead of requiring 25 feet, they will require 20 feet. The setback will be 10 feet on smaller, local

1 roads, measured from the right-of-way and excluding the sidewalk. They are trying to avoid
2 having the building right next to the sidewalk. It was noted that drainage will be allowed in the
3 landscape buffers.

4
5 The applicant is currently proposing an amendment to create the rules for the proposed Overlay,
6 which is not currently being applied anywhere. The staff is working with the applicant on a
7 Development Agreement. Staff is working with the applicant on the details including architectural
8 and site designs, which will be part of the Development Agreement. The applicant will apply the
9 Overlay to the Interchange and Commercial Subdistricts. There is a 50/50 rule, which means that
10 50% of the use must be sales tax generating. It was noted that the current request includes
11 comments from staff, Planning and Zoning, and the Fire and Legal departments.

12
13 Commissioner Redding asked Director Cardenas to review the density in The Grove. Director
14 Cardenas replied that the density is 22 units per acre, however, with this proposal the density will
15 be 26 units per acre. 250 total units are proposed with 25,000 square feet of retail use.
16 Commissioner Butler clarified that because of the seven acres that will be sold to UDOT the
17 density of 26 units per acre will be allowed. Adjustments also needed to be made to the setbacks.
18 Director Cardenas responded that only 80% of the parking spaces need to be in the enclosed
19 parking structure, which means that the residents need an enclosed parking structure. The
20 remaining 20% will be for visitors, deliveries, and future residents.

21
22 Commissioner Fugal asked Director Cardenas to remind them of the purpose of The Grove Zone.
23 Director Cardenas read the purpose from the Code as follows:

- 24
25 • The purpose of The Grove District is to promote the development of a regional center
26 for retail, hotel/convention, and professional office uses with high-quality architecture
27 and site design and to create an attractive gateway from I-15 to the City creating a
28 unique signature image for the City.

29
30 Commissioner Fugal noted that the General Plan approved one month earlier states the following:

- 31
32 • The Grove Commercial Area is a subdistrict of The Grove devoted to Commercial
33 Sales. The area is primarily an auto-oriented business district with various retail,
34 hotels, and small event centers.

35
36 Commissioner Fugal was concerned that they approved the General Plan less than one month ago
37 and they are already talking about drastically changing how they look at it. This space is the last
38 opportunity to get sales tax revenue in the City of Pleasant Grove. What they have currently are
39 two rows of residential. It was mentioned that there has not been much support for retail.
40 Commissioner Fugal was concerned that more residential will impact the tax-generating area,
41 which will ultimately cost the City. In the future, it will be the main hub coming off of I-15. If
42 there are 10-story apartment buildings, the purpose will not be achieved as they will not be sales
43 tax-generating. Plans for the area were described. Commissioner Fugal commented that the intent
44 is to create a unique area off of I-15 and what is proposed will likely be the main hub coming off
45 of I-15 in the future. If there are 10-story apartment complexes there, he did not believe they were

1 achieving their purpose. He asked how they would be achieving the purpose set forth in the
2 General Plan less than one month ago.

3
4 Director Cardenas stated that he could only speak for the Planning and Zoning Department. If
5 they were to develop half retail and half commercial, the City will get more square footage of retail
6 if the Development Agreement is accepted. Director Cardenas gave examples of how that would
7 work. He explained that the staff does not necessarily endorse high-density residential. Their job
8 is to ensure that if that is something the decision makers want, the City is protected, it happens in
9 an orderly manner, and it happens without facing problems seen in other developments.

10
11 Commissioner Butler asked if this scenario is the best negotiation. He stated that it would be nice
12 to be able to change the mindset of the residents to participate in growth, which is challenging.
13 They want and need development but this is what developers are willing to do and the City can
14 only force their hands so much. Director Cardenas reported that he visited five new businesses in
15 the City and was informed that they do very well on some days but not on others. He clarified that
16 the developer, not staff, proposed the addition of the residential development. Staff's job is to
17 make sure that it is something that benefits the City. Staff and the Commission discussed
18 residential versus commercial and finding a balance. A certain number of residents are needed to
19 improve retail. They go hand-in-hand. They discussed whether this is the proper balance.

20
21 Commissioner Butler expressed concern that someone could do something similar in the remaining
22 area of The Grove Zone. Director Cardenas stated that it is possible but would be very difficult.
23 They would have to follow the approval process. Commissioner Butler asked staff how what is
24 proposed will benefit the City. Director Cardenas noted that the City will have the opportunity to
25 change the Development Agreement, which is a negotiation.

26
27 The applicant, Marty Beaumont from St. John Properties stated that the property has a long history.
28 He stated that there is significant value in what is proposed and greatly benefits Pleasant Grove
29 City. It is an opportunity to achieve something unique and inviting and that drives the commercial
30 engine of the City. It brings value that the City is looking for in the zone and allows for something
31 that has not been done in Utah and specifically in Utah County. They are currently negotiating
32 100,000 square feet of commercial and retail space. St. John Properties has been in business for
33 52 years and is a \$24 billion company, with 24 million square feet of space. They are being
34 compared to other projects that are not on the same scale and are not comparable. While there is
35 risk in any development concept, they are negotiating 100,000 square feet of retail and commercial
36 space. Currently, retail development in the City is from St. John Properties' Valley Grove Project
37 and there is a lot of momentum to keep the project moving forward. Many things have to happen
38 before they get to a project and they are trying to get there as fast as possible. They have been
39 working with the City Council for nine months and are working with the City to make sure that
40 the City is getting the quality that they want in that area. They are working with City Council on
41 the Development Agreement as well. They are trying to meet all the demands of the area and
42 create something amazing.

43
44 Mr. Beaumont reported that St. John Properties currently owns 128 acres. A contract was recently
45 received from UDOT to purchase 7.3 acres for a braided on-ramp system. An Environmental
46 Assessment was conducted last year and completed in November where a recommended

1 improvement was proposed for the area to address the next 50 years. Currently, widening is
2 happening, which is a 10-year widening and improvement concept. Over the next 10 years, a
3 build-up needs to take place with the interchange system to create a new interchange at Proctor
4 Lane and 2000 West in Lindon and construct a braided on-ramp/off-ramp concept to allow access
5 directly into this project. Currently, \$350 million of roadway network improvements are needed
6 in that area, which is a huge investment and value to Pleasant Grove City and the development of
7 this area. That must happen and it is already in process. The UDOT Environmental Assessment
8 has already been done and they already have a preferred alternative that was approved. While not
9 currently funded, it is one of the highest-priority projects to be in the next funding cycle. The hope
10 is that it will be built in the next five to seven years.

11
12 Mr. Beaumont highlighted various areas on the map and showed some comparisons. Phase 2 is
13 approximately 38 acres in size. It is built to the zoning ordinances for The Grove Interchange
14 Subdistrict, meaning 50/50 retail and commercial development. Retail-wise, they currently have
15 approximately 85,000 square feet of retail to meet the current ordinance for that zone. They are
16 about 57% built out today. The office in the area has about 447,000 square feet. A 115-room hotel
17 is planned and in process. They are proposing to build 204,000 square feet of retail per the
18 Development Agreement that they are required to build. There is now 2.25 times more retail than
19 what is currently required. It is a huge difference. They are willing to do more density and more
20 intense retail uses on the 50/50 split. They are not reducing the amount of retail coming to this
21 area. They are increasing it.

22
23 They are also bringing in people. Residential will make it an active community. The residents
24 will walk to all the retail in the area. It will also increase the retail tax revenue that comes into the
25 City. Mr. Beaumont stated that the desire would not be to bring density into downtown Pleasant
26 Grove due to traffic and other concerns. The proposed location is an ideal place for residential
27 and retail right off the freeway.

28
29 Mr. Beaumont presented tax revenue projections and stated that property tax revenue in a similar
30 area was about \$431,000 in City-only taxes. In Phase 6, the potential tax revenue is more than
31 doubled. Once the property is built out, \$930,000 is the anticipated annual tax revenue. They feel
32 it is a huge benefit. It builds community and creates something unique. It will entice people to
33 come to Pleasant Grove to shop, drink, and eat.

34
35 Commissioner Fugal asked about the tax revenue projections and the averages for retail.
36 Mr. Beaumont stated that the numbers have been verified and the projections are good. They
37 added luxury residential because other options would incur a huge cost. Residential allows them
38 to get what the City wants. It allows them to get the increased density of the retail and to get to
39 the numbers that make sense for the market and ensure that the project is successful. That is how
40 they came up with the 1,155 units. They started at 1,320. When they looked at the final numbers
41 they brought it down to 1,155. They also did not want to take up more area. The buildings will
42 also be only five stories and not 10. They are very specific, luxury-type buildings and not a typical
43 apartment-type complex. They cost nearly twice as much to build and rents are higher. It is a
44 specific product that they are looking to build. All of the details are included in the Development
45 Agreement. They will have to build apartments with structured parking to minimize surface
46 parking. They are trying to make as small of a footprint as possible. A large portion of the property

1 taxes generated from the buildings will come back to the City. One of the buildings will range
2 from \$130 million to \$150 million versus an office building there, which would be around \$50
3 million.

4
5 Commissioner Fugal asked if St. John Properties will make more off of residential than
6 commercial. Mr. Beaumont responded that the residential building will benefit everyone. High-
7 density residential tends to have a negative connotation but they feel this is the right project and
8 location.

9
10 Commissioner Fugal asked if there is a comparable community along the Wasatch Front.
11 Mr. Beaumont stated that they and the Council have toured some. Some buildings are similar near
12 the arena in Salt Lake. The buildings will be very expensive luxury residential buildings with
13 wrap-style structured parking. They have not solidified the rents but expect it to be about \$2.50 to
14 \$3.00 per square foot with a 1,000-square-foot apartment renting for \$2,500 to \$3,000 per month.

15
16 Commissioner Fugal asked about the occupancy rate for the apartments. Mr. Beaumont stated that
17 they keep about a 95% occupancy rate.

18
19 Commissioner Fugal asked what percentage will be condominiums and rentals. Mr. Beaumont
20 responded that currently, they are not proposing any condominium units. All will be apartments
21 with one owner who will rent them out. A management company will be hired to manage the
22 projects. Commissioner Fugal asked about the construction timeline. Mr. Beaumont reviewed the
23 process of retail construction versus residential and stated that they will likely be working within
24 a seven-year timeframe. One building will take about three years to build. There was discussion
25 regarding the types of retail that are planned and the order in which they will be built. Mr.
26 Beaumont presented a short video of their vision for the project.

27
28 Commissioner Martineau asked about water retention and drainage due to the amount of
29 impervious surface. Mr. Beaumont stated that a significant amount of work remains to be done
30 with respect to detention and drainage. The current system is also in the process of being upgraded.
31 They are currently in negotiations with UDOT and Pleasant Grove City to ensure that they have
32 accommodated the 100-year design throughout the site. There was discussion regarding surface
33 vs. structured parking, setbacks, roads, landscaping, and residential buildings. It was noted that
34 the parking will be contained within the residential unit. Surface parking will be provided but will
35 be limited.

36
37 Director Cardenas asked about setbacks, arterial streets, and landscaping. Mr. Beaumont agreed
38 that landscaping is important. He indicated where there are opportunities for landscaping.

39
40 Vice Chair Patten opened the public hearing. There were no public comments. The Chair closed
41 the public hearing and invited the Commission to either continue the discussion regarding this item
42 or she would entertain a motion if no further discussion was necessary.

43
44 Commissioner Martineau supported this type of project but had concerns.
45

1 Commissioner Butler believes the City has learned a great deal over the last five years and built a
2 good layer of protection with the Development Agreement. Having a lot of retail is a nice
3 guarantee.

4
5 Commissioner Fugal wanted a Development Agreement to be in place before making final
6 determinations.

7
8 Director Cardenas stated that the matter will be heard by the City Council in mid-July. The
9 Planning Commission would be able to review the Development Agreement prior to the next
10 meeting. Procedural issues were discussed. Mr. Beaumont did not understand why the Planning
11 Commission needs to review the agreement as it is just another step in the process. He did not
12 understand why the Planning Commission would hesitate to recommend approval since it is
13 conditioned on the Development Agreement moving forward. Director Cardenas explained that
14 the Planning Commission is an independent group and a recommending body and they should
15 make a decision they are comfortable with. Commissioner Fugal was not comfortable making a
16 recommendation without first reviewing the Development Agreement.

17
18 The Commission discussed a possible continuation and timetables. Mr. Beaumont stated that they
19 have been working on an accelerated process with administrative staff. They have been working
20 under the assumption that they would work toward presenting at the June 20 City Council Meeting.
21 They may be pushed to July. A June 20 approval would make it difficult to get the Planning
22 Commission the Development Agreement and get approval. The Commission reiterated that they
23 would like to consider the Development Agreement before making a recommendation.

24
25 **MOTION:** Commissioner Fugal moved that the Planning Commission CONTINUE the request
26 of St. John Properties to Amend City Code Section 10-14: The Grove Zone by Creating a New
27 Overlay Zone until June 22, 2023, based on the following finding:

- 28
29 1. The Planning Commission would like to review the Development Agreement to
30 make it a condition of a motion to approve.


31
32 Commissioner Butler seconded the motion. The Commissioners unanimously voted "Aye". The
33 motion carried.

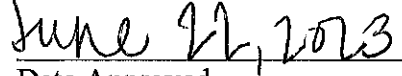
34
35 **ITEM 4 – Review and Approve the Minutes of the May 25, 2023, Meetings.**

36
37 **MOTION:** Commissioner Fugal moved to APPROVE the minutes from May 25, 2023.
38 Commissioner Martineau seconded the motion. Vote on motion: Commissioner Butler-Aye,
39 Commissioner Martineau-Aye, Commissioner Fugal-Aye, Commissioner Redding-Abstained,
40 Vice-Chair Patten-Aye. The motion passed unanimously with one abstention. The motion carried.

41
42 **MOTION:** Commissioner Butler moved to ADJOURN the meeting at 9:43 p.m. Commissioner
43 Martineau seconded the motion. The Commissioners unanimously voted "Aye". The motion
44 carried.

1 
2
3 Planning Commission Chair

4 
5
6 Kara Kresser, Planning Assistant

7 
8
9 Date Approved