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3 PLEASANT GROVE CITY  
4 PLANNING COMMISSION MEETING MINUTES  
5 JULY 13, 2023

6  
7 **PRESENT:** Chair Dustin Phillips, Karla Patten, Jim Martineau, Todd Fugal, Alicia Redding,  
8 Wendy Shirley

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10 **STAFF:** Jacob Hawkins, City Planner; Aaron Wilson, City Engineer; Kara Kresser, Planning  
11 Assistant; Christina Gregory, Planning Tech

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13 **EXCUSED:** Commissioner Jeffrey Butler; Community Development Director, Daniel Cardenas

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

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17 **Commission Business:**

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

21  
22 **2. Agenda Approval.**

- 23  
24 • **MOTION:** Commissioner Martineau moved to APPROVE the agenda as written.  
25 Commissioner Patten seconded the motion. The Commissioners unanimously  
26 voted "Aye". The motion carried.

27  
28 **3. Staff Reports:**

- 29  
30 • **MOTION:** Commissioner Fugal moved to APPROVE the Staff Reports as  
31 presented. Commissioner Martineau 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 approximately 848**  
2 **South State Street.**  
3 **(String Town Neighborhood)**

4 Public Hearing to Consider the Request of Jeremy Trail for a Two-Lot Preliminary Subdivision  
5 Plat, called T&J Properties Commercial Subdivision Plat 'A' on 1.74 Acres, approximately located  
6 at 848 South State Street in the Commercial Sales-2 ("CS-2") Zone.  
7

8 City Planner, Jacob Hawkins, presented the Staff Report and stated that the matter was originally  
9 noticed incorrectly as a one-lot subdivision plat. It is, however, a two-lot subdivision plat. This  
10 two-lot subdivision preliminary subdivision plat is for Jeremy Trail and is called T&J Properties.  
11 The applicant came in a few months ago requesting to construct an accessory building on his  
12 property. After further investigation, it was determined that his property required a subdivision as  
13 it had been divided in a manner that landlocked the back portion of the property.  
14

15 A zoning map was displayed. Mr. Hawkins noted that the property is zoned Commercial Sales 2  
16 and is surrounded by other properties within the same zone, and is adjacent to city limits. He  
17 showed how the property and the surrounding commercial area are currently divided. Currently,  
18 there are three different lots. Mr. Hawkins identified the three lots and where the planned  
19 accessory building will go. He noted that it is to be located on the lot that is landlocked.  
20

21 Mr. Hawkins presented the proposed plat and stated that the first half is approximately .72-acre in  
22 size and provides the required cross-access easement to the back half of the property. The second  
23 half is 1.02 acres in size. There are no lot area or width requirements for subdivisions within the  
24 CS2 Zone although there are frontage requirements of 100 feet. The frontage for this property is  
25 83 feet and is what currently exists for the property. Because the applicant has no way to add more  
26 land to meet the 100-foot typical requirement and because the frontage is not being reduced in any  
27 way, the zoning requirement for the frontage of this property is met. Staff recommended approval  
28 of the proposed subdivision plat. The applicant was not present.  
29

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

34 **MOTION:** Commissioner Patten moved that the Planning Commission forward a POSITIVE  
35 recommendation of approval for the request of Jeremy Trail for a Subdivision Plat called T&J  
36 Properties Commercial Subdivision Plat 'A' located approximately at 848 South State Street in the  
37 Commercial Sales-2 ("CS-2") Zone and adopt the exhibits, conditions, and findings of the staff  
38 report as modified by the condition below:  
39

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

42 Commissioner Redding seconded the motion. The Commissioners unanimously voted "Aye". The  
43 motion carried.  
44

1 **ITEM 2 - Public Hearing: Site Plan – Located at 1554 W Pleasant Grove Boulevard.**  
2 **(Sam White's Lane Neighborhood)**

3 Public Hearing to Consider the Request of Eric Malmberg for a Commercial Site Plan for a Credit  
4 Union, located at approximately 1554 West Pleasant Grove Boulevard in The Grove Zone –  
5 Commercial Sales Subdistrict.

6  
7 Mr. Hawkins presented the Staff Report and stated that this project is located at 1554 West Pleasant  
8 Grove Boulevard and is just north of Dutch Bros. This area is zoned Grove Commercial Sales.  
9 An aerial map of the surrounding area was displayed. He explained that the property was  
10 subdivided some time ago as The Void Plat D. This is Lot 7 within the subdivision. Mr. Hawkins  
11 displayed the proposed Site Plan for the credit union and reported that the building is just over  
12 3,000 square feet in size. It is set back 21 feet from the property lines, which is within the  
13 requirements. The portion of the site plan called Plat A is for future development and will be  
14 paved with gravel until plans for that development are approved. The parking lot has 34 spaces  
15 that are to be provided by the credit union. The credit union requires 12 with the remaining 22  
16 being left for the future proposed development.

17  
18 Mr. Hawkins presented the Landscaping Plan and stated that the applicant provides enough room  
19 for the required 25-foot landscape buffer and nine deciduous and four Evergreen trees on the  
20 property, which meets the zoning requirements. As part of the landscaping requirement, 10% of  
21 the property is required to be open space. Mr. Hawkins referred the Planning Commission to the  
22 Staff Report, which provides calculations for the open space. It comes out to approximately  
23 24.8%, which meets the zoning ordinances. The Elevation Plans for the building were referenced  
24 with the primary building material being stone veneer with an accent material. The applicant is  
25 proposing to use Exterior Insulation Finishing Systems (“EIFS”) on the portion of the building  
26 between the stone veneer and the metal roof.

27  
28 Mr. Hawkins reported that the Site Plan was presented at the June 12 Design Review Board  
29 (“DRB”) Meeting. The DRB approved the project and requested that the applicant include  
30 additional trees along the landscaped portion adjacent to Pleasant Grove Boulevard. The plans  
31 were provided in the staff report. The DRB also requested the applicant provide additional  
32 attention to details on the north side of the building as it would be visible to those traveling south  
33 on Pleasant Grove Boulevard. They also requested that the applicant make the side of the building  
34 that faces Pleasant Grove Boulevard appear more like the front of the building by adding additional  
35 windows and doors. The applicant updated their plans to meet these requirements. The windows  
36 and door that face Pleasant Grove are not functional and are faux windows and doors. Staff  
37 recommended approval of the proposed Site Plan.

38  
39 Commissioner Patten asked about landscaping and water conservation. She questioned whether  
40 they could pursue xeriscaping discussed at the last meeting regarding limiting the amount of grass  
41 to 35% or less. Mr. Hawkins stated that the applicant meets that requirement. They are proposing  
42 several different types of rock mulch and they have a variety of bushes and trees in that area. The  
43 Planning Commission was invited to look at the Landscaping Plan in more detail and provide  
44 further recommendations if so desired.

45

1 Commissioner Martineau mentioned concerns about the small strips of land between the uses. He  
2 wondered if they would be scrutinized with the new legislation. The Commission confirmed that  
3 the proposed landscaping is acceptable. The Commission discussed whether the strips were grass,  
4 mulch, rocks, or bushes and if the City would scrutinize the grass with the new legislation. It was  
5 confirmed that all requirements were met.

6  
7 Commissioner Fugal asked about parking and if the 22 additional spots were sufficient if a 1,400-  
8 square-foot fast food restaurant or similar use were to go there. Mr. Hawkins confirmed that the  
9 parking is sufficient even if a 2,000-square-foot building is constructed there.

10  
11 Eric Malmberg identified himself as the Civil Engineer for the credit union. He stated that the  
12 credit union is excited to come to Pleasant Grove and join the community. They appreciated the  
13 help received to get them to this point.

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

18  
19 **MOTION:** Commissioner Martineau moved that the Planning Commission forward a POSITIVE  
20 recommendation of approval for the request of Eric Malmberg for a commercial site plan for a  
21 credit union office building, located at approximately 1554 West Pleasant Grove Boulevard on  
22 property zoned The Grove – Commercial Sales Subdistrict; and adopting the exhibits, conditions,  
23 and findings of the staff report, and as modified by the condition below:


- 24  
25 1. All Final Planning, Engineering, and Fire Department requirements are met.


26  
27 Commissioner Patten seconded the motion. The Commissioners unanimously voted "Aye". The  
28 motion carried.

29  
30 **ITEM 3 – Review and Approve the Minutes from the June 22, 2023, Meeting.**

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32 **MOTION:** Commissioner Fugal moved to APPROVE the minutes from the June 22, 2023  
33 meeting. Commissioner Martineau seconded the motion. The Commissioners unanimously voted  
34 "Aye". The motion carried.

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36 **MOTION:** Commissioner Martineau moved to ADJOURN the meeting at 7:21 p.m.  
37 Commissioner Fugal seconded the motion. The Commissioners unanimously voted "Aye". The  
38 motion carried.

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2 Planning Commission Chair

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6 Kara Kresser, Planning Tech

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8 7-27-2023  
9 Date Approved