

Pleasant Grove



Utah's City of Trees

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2
3 **PLEASANT GROVE CITY**
4 **PLANNING COMMISSION MEETING MINUTES**
5 **MARCH 28, 2024**

6
7 **PRESENT:** Vice-Chair Alicia Redding, Jim Martineau, Dustin Phillips, Wendy Shirley

8
9 **STAFF:** Daniel Cardenas, Community Development Director; Jacob Hawkins, City Planner;
10 Aaron Wilson, City Engineer; Christina Gregory, Planning & Zoning Assistant; Magali Acevedo,
11 Administrative Assistant

12
13 **EXCUSED:** Chair Karla Patten

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

17
18 **REGULAR SESSION**

19
20 **Commission Business:**

21
22 **1. Pledge of Allegiance and Opening Remarks:** Commissioner Jim Martineau led the
23 Pledge of Allegiance. Commissioner Dustin Phillips offered the opening remarks.

24
25 **2. Agenda Approval.**

- 26
27 • **MOTION:** Commissioner Martineau moved to APPROVE the agenda as written.
28 Commissioner Phillips seconded the motion. The Commissioners unanimously
29 voted "Yes". The motion carried.

30
31 **3. Staff Reports:**

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

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

38
39 There were no declarations or abstentions.
40

1 **ITEM 1 - Public Hearing: Site Plan—Located at 1712 West Pleasant Grove Boulevard**
2 **(Sam White’s Lane Neighborhood)**

3 Public Hearing to consider a request from Kevin Watson for a Commercial Site Plan for a drive-
4 thru restaurant, located at 1712 West Pleasant Grove Boulevard in The Grove Zone–Interchange
5 Subdistrict. (Administrative Item)

6
7 City Planner, Jacob Hawkins, presented the Staff Report and stated that the applicant is seeking
8 approval of a Commercial Site Plan for a drive-thru restaurant on the southwest corner of Pleasant
9 Grove and North County Boulevards, which is in The Grove Zone-Interchange Subdistrict. The
10 property was platted Valley Grove Business Park, Lot M, in October 2023. The site plan shows a
11 large section of land that appears to be part of the property but is actually a part of the Utah
12 Department of Transportation’s (“UDOT”) plan to expand its right-of-way along North County
13 and Pleasant Grove Boulevards. The current and proposed curb lines were identified to show the
14 change anticipated.

15
16 The following plan details were addressed:

- 17
18 • The proposed drive-thru restaurant will be 5,800 square feet in size. Seating is planned for
19 96 indoor and 32 outdoor chairs for a total of 128. The parking requirement is one space
20 for every 3.5 chairs, which results in 37 parking stalls. The plan identifies 62 parking
21 spaces as the applicant must meet separate parking requirements to meet the anticipated
22 customer base. The applicant’s typical parking space requirement is 60 to 70 spaces.
- 23 • The plan shows 25-foot landscape buffers that meet the existing setback requirements from
24 the back of the curb. With the UDOT right-of-way, those setbacks will be changed,
25 particularly where there are parking spaces. With regard to the impacted area, the zoning
26 requirement for the landscape buffer of 25 feet from the curb can be reduced to an average
27 of 20 feet if the applicant meets and exceeds the City’s requirements for architecture,
28 amenities, and overall property landscaping.
- 29 • The Landscaping Plan requires one tree for every 1,000 square feet of required landscaped
30 areas, with at least 30% of the trees to be evergreens. The proposed plan shows 32 trees,
31 of which 11 or 34% are evergreens. The applicant shall be required to have 10% open
32 space. The proposed plan provides 19% open space, which meets the requirement.
- 33 • The elevation plans for the building were presented.
- 34 • The proposed building materials and design was approved by the Design Review Board
35 (“DRB”) on March 11, 2024. The brown and black portions of the building will be brick
36 veneer with a small section of stucco at the top.

37
38 Staff recommended approval of the site plan with any proposed modifications to meet the
39 landscape buffering requirements.

40
41 Commissioner Martineau asked if the signage shown on the building meets the new sign
42 requirement. Planner Hawkins responded that the applicant will need to obtain a Sign Permit. It
43 was noted that the approval given tonight does not apply to signage.

44
45 Because of the roadway expansion, the proposed changes were generally reviewed since specific
46 details had yet to be determined. There was brief discussion held about the proposed landscape

1 buffer changes with identified widths ranging from 16'3" and 26'. Community Development
2 Director, Daniel Cardenas, stated that some readjustment in the area will be needed; however, the
3 parking requirements are greatly exceeded. Access to the restaurant was also discussed with an
4 entrance off of North County Boulevard and travel paths within the parking lot identified on an
5 aerial map. When asked about the use of a stoplight, Planner Hawkins referred to the location of
6 a proposed stoplight, which was to be installed.

7
8 The applicant, Kevin Watson from 4G Development and a Consultant for Chick-fil-A reported
9 that the UDOT expansion is a new comment for them. They are adjusting the plans to ensure that
10 all requirements are met. The site plan being shown was acknowledged to be somewhat outdated
11 as adjustments had been made in the parking areas. Currently, 62 stalls have been identified. If
12 they were to bring the landscape buffer in further, they would lose about five more stalls which
13 creates a fairly significant issue for them. Their preference was for 70 parking stalls. A Parking
14 Study was recently conducted in Draper that identified the need for 72 stalls. Approximately 30
15 parking stalls are utilized by employees with the rest designated for customers. Because they feel
16 they are providing less than they usually do, the applicant requested that the Planning Commission
17 allow them some leeway in terms of the placement of landscaping to preserve parking areas.

18
19 Vice-Chair Redding opened the public hearing. There were no public comments. The public
20 hearing was closed. The Chair then invited the Commissioners to either continue the discussion
21 regarding the item or bring a motion if no further discussion was necessary.

22
23 Recognizing that the landscape buffer will require modification because of the roadway expansion,
24 Commissioner Martineau was willing to approve the site plan that was presented. Commissioner
25 Phillips agreed. Commissioner Shirley expressed concern with the landscaping and where the new
26 road comes in as it addresses possible visual obstructions. Director Cardenas stated that the
27 landscape buffer is intended to address buildings. In this case, a reduction will be required in some
28 areas with the smallest space potential of 16 feet still being adequate for a buffer.

29
30 **MOTION:** Commissioner Phillips moved the Planning Commission forward a positive
31 recommendation of APPROVAL for the request of Kevin Watson for a Commercial Site Plan for
32 a drive-thru restaurant, located at approximately 1712 West Pleasant Grove Boulevard on property
33 zoned The Grove – Interchange Subdistrict; and adopting the exhibits, conditions, and findings of
34 the staff report, as modified by the condition below:

- 35
36 1. All Final Planning, Engineering, and Fire Department requirements are met.

37
38 Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Yes".
39 The motion carried.

1 **ITEM 2 – Public Meeting: Preliminary Subdivision Plat – Located at Approximately 238**
2 **South Pleasant Grove Boulevard**

3 **(Sam White’s Lane Neighborhood)**

4 Public Meeting to consider the request of McKay Christensen for a 4-lot Preliminary Subdivision
5 Plat, called PG Boulevard Subdivision Plat ‘B’ on 6.53 acres, approximately located at 238 South
6 Pleasant Grove Boulevard in The Grove Zone–Commercial Sales Subdistrict and the Boulevard
7 Mixed Use (BMU) Overlay. (Administrative Item).

8
9 **ITEM 3 – Public Hearing: Site Plan–Located at 238 South Pleasant Grove Boulevard**

10 **(Sam White’s Lane Neighborhood)**

11 Public Hearing to consider a request of McKay Christensen for a Site Plan for two apartment
12 buildings with an attached commercial unit, located at 238 South Pleasant Grove Boulevard in The
13 Grove Zone–Commercial Sales Subdistrict and the Boulevard Mixed Use (BMU) Overlay.
14 (Administrative Item)

15
16 Items 2 and 3 were heard together but voted upon separately.

17
18 Planner Hawkins presented the Staff Reports and stated that the Planning Department has been
19 working with McKay Christensen for some time on the development project which includes
20 townhomes, apartment buildings, and future commercial space. The overlay that is in place
21 permits residential uses in the zone as long as there is 25,000 square feet of commercial space. He
22 identified the project area and the overlay on an aerial map. To date, the townhomes have been
23 constructed and the applicant has been before the Planning Commission to request a Conditional
24 Use Permit (“CUP”) for joint parking between the proposed apartments and the future commercial
25 uses. Nine joint parking spaces were granted.

26
27 Tonight the applicant was seeking approval of a 6.53-acre Preliminary Subdivision Plat and a site
28 plan for two apartment buildings with an attached 3,850-square-foot commercial unit. Four lots
29 were identified on a plat map displayed. Lot 5 is the largest and where the apartment building and
30 attached commercial space are to be located. The other three lots will be for commercial space.
31 The following details on the site plan were provided:

- 32
33
- 34 • As discussed at the February 8, 2024 Planning Commission Meeting, the site plan has
35 enough parking for all of the apartment units and the attached commercial space. Lot 5
36 borders Pleasant Grove Boulevard. It was previously established that apartment parking is
37 not allowed along the 64-foot buffer on Pleasant Grove Boulevard. A total of 366 parking
38 spaces are required for the apartments and the attached commercial space. The applicant
39 has provided 370 spaces on the lot, of which 168 are to be covered behind the buildings.
40 All parking requirements were met.
 - 41 • The open space requirements were calculated using the entire project and include the
42 townhome areas. In the overlay, a minimum of 20% of the total area is required to be
43 dedicated to open space. The total amount of open space designated for this area is 92,389
44 square feet, which meets the minimum requirement of 20.2%.
 - 45 • The applicant has 126 trees on Lot 5, of which 57 are evergreen, which meets the landscape
46 requirements. The landscaping plans are divided into three areas to include those
designated for commercial lots.

- 1 • The apartment building is 62 feet tall at its height, which is below the maximum height
2 requirement. The elevations plans do not include the proposed attached commercial unit,
3 however the provided renderings indicate that the commercial unit will have a similar
4 approximate height as the second level of the apartment building.
- 5 • The proposed materials will primarily be brick, fibrous cement siding, glass, and accent
6 materials consisting of metal panels and stucco. The accent material will equate to a total
7 of 44% of each façade, which meets the requirement of The Grove Zone. The commercial
8 building will contain the same building materials. The DRB approved the project on
9 March 11, 2024; finding that it met the requirements for design and building materials.

10
11 Staff recommended approval of both the plat and the site plan.

12
13 Commissioner Shirley asked to confirm the number of parking spaces for the apartments only.
14 Planner Hawkins identified each of the specific spaces designated for apartments on the site plan
15 as well as the specific spaces for commercial use. This includes the commercial parking in the
16 buffer along Pleasant Grove Boulevard. Director Cardenas added that the nature of some of the
17 parking stalls will still be considered by City Council. It was unknown what type of business will
18 occupy the commercial space.

19
20 The applicant, McKay Christensen was present on behalf of The Boulevard. Accompanying him
21 were Todd Amberry, Mark Hampton, and Britton Bettridge. He clarified that the property was
22 improved and deeded to the City. It included additional landscaping, which should be included in
23 the open space calculations. Planner Hawkins stated that the open space calculation included
24 everything within the property lines and anything over 10 feet wide. His calculations came out to
25 20.2%, which meets the requirements. He confirmed that he did not include property outside the
26 property lines. Mr. Christensen wanted the City to recognize what they improved along the
27 Boulevard and deeded to the City should they have problems in the future. As part of the
28 discussion, he identified an eight-foot trail on the project that is now part of the City's trail system.
29 There was brief discussion about commercial business hours.

30
31 Vice-Chair Redding opened the public hearing.

32
33 *Craig Yuzon* reported that he lives across the street on Parker Lane and wants to make sure that
34 people moving in are advised of the farm across the street to avoid future complaints. He stated
35 that the animals make noise and there are sometimes smells. He appreciated the improvements
36 that have already been made on the site. In response to a question raised, he stated that all of the
37 property will be rentals. He hoped the parking will be adequate and stated that he routinely sees
38 people park inappropriately on the other side.

39
40 There were no further public comments. The public hearing was closed. The Chair invited the
41 Commissioners to either continue the discussion regarding the item or bring a motion if no further
42 discussion was necessary.

43
44 It was reported that, with regard to the parking issues, what is presented meets City Code; however,
45 concerns have been expressed. The hope was that the landscaping will mitigate the apartment look
46 of the building.

1
2 **MOTION:** Commissioner Shirley moved that the Planning Commission forward a positive
3 recommendation of APPROVAL for the request of McKay Christensen for a Preliminary
4 Subdivision Plat located at approximately 238 South Pleasant Grove Boulevard on property zoned
5 The Grove-Commercial Sales Subdistrict and the Boulevard Mixed Use Overlay; and adopting the
6 exhibits, conditions, and findings of the staff report, and as modified by the condition below:
7

- 8 1. All Final Planning, Engineering, and Fire Department requirements are met.
9

10 Commissioner Martineau seconded the motion. The Commissioners unanimously voted “Yes”.
11 The motion carried.
12

13 **MOTION:** Commissioner Martineau moved that the Planning Commission forward a positive
14 recommendation of APPROVAL for the request of McKay Christensen for a Commercial Site
15 Plan for two apartment buildings and a commercial unit located at approximately 238 South
16 Pleasant Grove Boulevard on property zoned The Grove-Commercial Sales Subdistrict and the
17 Boulevard Mixed Use Overlay; and adopting the exhibits, conditions, and findings of the staff
18 report, and as modified by the condition below:
19

- 20 1. All Final Planning, Engineering, and Fire Department requirements are met.
21

22 Commissioner Phillips seconded the motion. The Commissioners unanimously voted “Yes”. The
23 motion carried.
24

25 **ITEM 4 – Review and Approve the Minutes from the March 14, 2024, Meeting.**
26

27 **MOTION:** Commissioner Phillips moved to APPROVE the minutes from March 14, 2024, as
28 presented. Commissioner Martineau seconded the motion. The Commissioners unanimously
29 voted “Yes”. The motion carried.
30

31 **MOTION:** Commissioner Phillips moved to ADJOURN. The Commissioners unanimously
32 voted “Yes”. The motion carried.
33

34 The Planning Commission Meeting adjourned at approximately 7:41 PM.
35

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37 
38 _____
39 Planning Commission Chair

40
41 
42 _____
43 Christina Gregory, Planning and Zoning Assistant

44 4-11-2024
45 _____
Date Approved