PLEASANT GROVE CITY
PLANNING COMMISSION MEETING MINUTES
April 25, 2019

PRESENT: Chair Dustin Phillips, Vice-Chair Tamara Oborn, Commissioners Peter Steele, Sam Sanderson and Tim Clyde.

EXCUSED: Commissioners Todd Fugal, Lisa Coombs, Jeffrey Butler

STAFF: Community Development Director Daniel Cardenas, City Planner Rylee Hall, Staff Engineer Matt Redmon, Planning and Zoning Assistant Kelly Evans

Chair Phillips opened the meeting at 7:00 p.m.

Commission Business:

1. Pledge of Allegiance: Commissioner Clyde led the Pledge of Allegiance.

2. Opening Remarks: Commissioner Oborn gave the opening remarks.

3. Agenda Approval:

   • MOTION: Commissioner Oborn moved to APPROVE the agenda as part of public record. Commissioner Clyde seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

4. Staff Reports:

   • MOTION: Commissioner Blake moved to APPROVE the staff reports as part of the public record. Commissioner Oborn seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

5. Declaration of Conflicts and Abstentions from Commission Members: There were none.
ITEM 1 – Public Hearing to Consider the Request of Chris McBride for a Conditional Use Permit to Allow an Attached Nonconforming Garage on Property Located at 650 Mohican Lane in the R1-9 (Single-Family Residential) Zone. BATTLE CREEK NEIGHBORHOOD

City Planner, Rylee Hall, presented the staff report regarding a request for a conditional use permit to allow additions to a non-conforming detached garage on the address listed above. The garage was non-conforming with respect to width requirements. The Code requires garages have an interior width of 20 feet, and the current garage is only 13 feet in width. If the applicant were to widen the garage to meet the 20-foot requirement, they would not meet the side setback requirement of 10 feet. The applicant was proposing to extend the garage by four feet in the front and 11 feet in the rear. The new addition meets all other relevant requirements of the zone. Staff recommended approval of the application.

Commissioner Sanderson asked how the City determined which requirement was more important to conform to. Ms. Hall stated that staff decided to put the privacy of the neighbor above the width requirement in this case. She confirmed that the expansion can accommodate two cars, they just wouldn’t be side-by-side.

The applicant, Chris McBride, noted that he would be extending by 15 feet in the rear rather than 11 feet. He would still meet rear setback requirements.

Chair Phillips asked the applicant if he had intended to widen the garage originally, and Mr. McBride indicated that he did not. He wanted to maintain the side yard setback.

Chair Phillips opened the public hearing. There were no public comments. Chair Phillips closed the public hearing.

MOTION: Commissioner Blake moved that the Planning Commission APPROVE the request of Chris McBride for a conditional use permit to rebuild and expand an existing, detached, nonconforming garage located at 650 Mohican Lane in the R1-9 (Single-Family Residential) Zone; and adopt the exhibits, conditions, and findings contained in the staff report, and as modified by the condition below:

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

Commissioner Sanderson seconded the motion. The Commissioner unanimously voted “Aye”. The motion carried.

ITEM 2 – Public Hearing to Consider the Request of Lance B. Miller for a Six-Lot Residential Preliminary Subdivision Plat called Blackham Farms Plat ‘A’ on Property Located at Approximately 2024 North 600 West in the R-R (Rural Residential) Zone. NORTHFIELD NEIGHBORHOOD

Ms. Hall presented the staff report regarding a six-lot preliminary subdivision plat and identified the location on an aerial map displayed. She noted that Lot 1 has an existing single-family dwelling
that would remain, and the existing home and lot met all requirements of the R-R Zone. Lots 3 and 4 also had existing structures but they would be removed to make way for future development. Street improvements for the proposed lots were non-existing and would be required with development. Frontage for the homes would be on 600 West and the proposed 2020 North, which would end in a cul-de-sac. All of the proposed lots, with the exception of Lot 5, met minimum size requirements of the zone. Lot 5 was allowed to be slightly smaller due to lot size averaging. The applicant proposed a new vicinity plan, which Ms. Hall presented to the Planning Commission. Staff recommended approval of the plat and vicinity plan.

Commissioner Sanderson asked if the removal of the structures on Lots 3 and 4 needed to be included in the motion. Ms. Hall stated that the condition for all final engineering requirements to be met would cover that.

Community Development Director, Daniel Cardenas reported that the new vicinity plan had already been adopted, so that did not need to be included in the motion. He realized there had been a mistake with the building envelope of Lot 3 and asked that the motion include a condition that staff and the applicant meet together to determine the rear yard setbacks.

Chair Phillips opened the public hearing.

Rue Nielson, who resides at 2124 North 600 West, asked if the Blackham residence would be removed. Staff confirmed that the Blackham home would remain on Lot 1. The other structures would be removed and five more lots would be creased.

Mary Nielson gave her address as 2124 North 600 West and stated that their property is just north of the subject property, and they had a few concerns. She first explained that they have a boarding stable called Shadow Mountain Ranch, which has been in operation since 1966. They generally have 30 horses on the property at one time. They recognized that farm life brings nuisances such as dust, smells, noise, flies, and traffic. She assured the Commission that they keep their premises clean and their stables are in compliance. She asked if it was possible to include a clause in the homebuyers’ documents preventing them from making unreasonable complaints about their stables. Mr. Nielson added that Ivory Homes included such a clause when they did their development. Mrs. Nielson stated that they were also concerned about the safety of the children who will be living in the new homes. She asked if the developer could build a six-foot concrete barrier along the northern boundary. There is an irrigation ditch that runs between the two properties, and the Nielson’s wanted to be sure that they would still have access to that water. Mr. Nielson identified the location of the ditch on the aerial photograph.

Staff Engineer, Matt Redmon stated that the ditch is owned by Pleasant Grove Irrigation Company, so it is not a City facility. The President of the irrigation company examined the property and determined that the ditch needs to be piped in order to serve the users to the south. It was his
understanding that the applicant was in the process of buying the last of the shares from the users to the south.

There were no further public comments. Chair Phillips closed the public hearing.

Commissioner Blake asked the applicant if he would address the concerns brought up by the Neilson family.

The applicant, Lance Miller stated that he would be willing to include a clause regarding the agricultural use in the initial sale documents. He noted that it was typical of Ivory Homes to disclose that information to potential buyers. There was also a “right to farm” clause that could be recorded with the plat. With regard to fencing, Mr. Miller admitted that he struggled with this request. He would never own Mr. Blackham’s property, so he could not place fencing there. He also struggled with adding things to the development that would increase that cost, when those items are not required by City Code.

Commissioner Blake assumed that the individual homeowners would install some kind of fencing.

Commissioner Clyde agreed with the applicant’s concerns about requiring fencing. If they chose to require fencing, it would not run the entire length of the property anyway.

After some discussion, the Commission decided not to require fencing but wanted the “right to farm” clause included on the plat.

MOTION: Commissioner Steele moved that the Planning Commission forward a positive recommendation of APPROVAL for the request of Lance B. Miller for the Subdivision Plat called Blackham Farms Subdivision Plat ‘A’ on property located at approximately 2024 North 600 West, in the R-R (Rural Residential) Zone; and adopt the exhibits, conditions, and findings contained in the staff report, and as modified by the conditions below:

1. Street improvements will be required upon further development of the property.
2. The developer will coordinate with staff regarding the rear setback for Lot 3.
3. All Final Planning, Engineering, and Fire Department requirements are met.
4. The Planning Commission recommended that the developer add language to the plat regarding the presence of agricultural operations in the area; possibly drawing on the Residential Agricultural Overlay.

Commissioner Clyde seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.
ITEM 3 – Public Hearing to Consider the Request of Mark Cathemer for a Preliminary Subdivision Plat, with Two Lots and One Parcel, called Valley Grove Business Park Plat ‘K’ on property located at approximately 1043 South Valley Grove Way in the Interchange Subdistrict of The Grove Zone. **SAM WHITE’S LANE NEIGHBORHOOD**

**NOTE:** Items 3 and 4 were discussed simultaneously.

Ms. Hall presented the subdivision plat and site plan applications submitted by Mark Cathemer. The subdivision would create two lots and one parcel. Ms. Hall reported that the Interchange Subdistrict of The Grove Zone does not include requirements for minimum lot area, lot width, or frontage, so the proposal meets all of the zoning requirements. She then presented the site plan, which included two one-story, multi-tenant retail buildings. The total area of the buildings would be 19,514 square feet, and the buildings were determined to meet all requirements for size, landscaping, and parking. The site was reviewed by the Design Review Board and staff recommended approval of both applications.

Chair Phillips opened the public hearing. There were no public comments. Chair Phillips closed the public hearing.

**MOTION:** Commission Oborn moved that the Planning Commission forward a recommendation of APPROVAL for the request of Mark Cathemer for the subdivision plat called Valley Grove Business Park Plat ‘K’, on property located at approximately 1043 South Valley Grove Way, in the Interchange Subdistrict of The Grove Zone; and adopt the exhibits, conditions, and findings contained in the staff report, and as modified by the condition below:

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

Commissioner Blake seconded the motion. The Commissioner unanimously voted “Aye”. The motion carried.

ITEM 4 – Public Hearing to Consider the Request of Mark Cathemer for a Site Plan for Two Multi-Tenant Retail Buildings on Property Located at 1043 S Valley Grove Way in the Interchange Subdistrict of The Grove Zone. **SAM WHITE’S LANE NEIGHBORHOOD**

**NOTE:** Items 3 and 4 were discussed simultaneously.

**MOTION:** Commissioner Oborn moved that the Planning Commission forward a recommendation of APPROVAL for the request of Mark Cathemer for the proposed site plan on property located at approximately 1043 South Valley Grove Way, in the Interchange Subdistrict of The Grove Zone; and adopt the exhibits, conditions, and findings contained in the staff report, and as modified by the condition below:
1. All Final Planning, Engineering, and Fire Department Requirements are met.

Commissioner Clyde seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

**ITEM 5** – Public Hearing to Consider an Amendment to the Pleasant Grove City General Plan, in Order to Update the City’s Moderate Income Housing Plan by Adopting an Updated Version of Chapter 6: Housing, and to Discuss Current and Future Options to Provide Housing to Meet State Requirements. **CITYWIDE**

Planning Consultant, Julie Henry explained that the State made a requirement in 1996 that all cities have a housing element in their General Plan that considers affordable housing. In 2018, the State reaffirmed that importance by writing a new bill that renamed it “moderate income housing”, and they set a deadline for cities to have this new section in their General Plan by July 1. Ms. Henry took feedback from the previous meeting and emails she had received from the Commissioners and revised a few of the actions. She hoped the Commission could make a recommendation of approval today.

Ms. Henry presented information showing the percentage change in housing prices since 1991. Nationally, the housing price growth rate is 1.5%, and Utah is at 4%. She then presented demographics for Pleasant Grove. The population of the City in 2010 was about 33,500, which grew to 37,400 between 2013 and 2017. She noted that 92% of those new residents were 18 years of age or older. Pleasant Grove was expected to have a population of 42,400 by the year 2024.

Commissioner Steele asked if the City had room for another 4,900 residents. It seemed like they were close to buildout. Ms. Henry reminded the Commission of two projects the City recently approved that would add higher-density housing to The Grove zone. The Commission discussed the available parcels of land and their zoning.

Ms. Henry reported that Pleasant Grove has roughly 6,000 single family dwellings and 190 of them have accessory apartments. Accessory apartments were a good option for affordability, and the City already had an ordinance that easily allowed them. Currently, there is a trend toward renter-occupied units as opposed to owner-occupied. It makes sense that renter occupancy went up 12% in the past five years because it’s getting more difficult for people to buy homes on their own.

Ms. Henry briefly described the difference between a household and a family, since those terms were used throughout her presentation. A household could include anyone in the housing unit, and there are approximately 10,400 households in Pleasant Grove. A family was defined as two or more people who are related. Income information shown in the research data included the income of any member of the household who is 15 years of age or older. She then presented the
annual income per household in Pleasant Grove for 2013-2017. 56.7% of households in Pleasant Grove make less than $75,000 annually.

Ms. Henry reported that the State has a very specific way for cities to measure affordability. They need to find the area median income from the County, which is $80,998, and then incomes are broken into the following categories: non-low income, moderate income, low income, and very low income. She noted that this is based on the average four-person family, rather than households. Ms. Henry presented more charts showing which groups spend more than 30% of their monthly income on rent and utilities.

Commissioner Oborn noted that the State requires this plan to be updated every two years. By 2020, Pleasant Grove would have new census data and they could update the plan with more accurate numbers.

Ms. Henry presented a table showing the shortage of affordable units for each category for Pleasant Grove. Essentially, they currently have a shortage of 1,000 affordable units, and that number was increasing.

Ms. Henry then presented the information regarding owner-occupied units and noted that this information was from owners who had not paid off their mortgages. In 2010, the average household was paying $1,500 per month on their mortgage, and 24.8% of their income on mortgage and utilities. By 2024, it was anticipated that this percentage would decrease to 22.8%.

Ms. Henry next addressed the proposed Goals, Strategies, and Actions. The goals and strategies remained unchanged from the previous meeting, but some of the actions had been altered based on comments from the Commission. The first change was to add timeframes to some of the actions, specifically providing the City four years to change the zoning codes.

There was discussion regarding the potential R1-6 zoning. The Commission wanted to be sure that the zoning was allowed in appropriate locations in the City. They also discussed reducing the front and side yard setback requirements in the R1 Zones. Ms. Henry noted that if they were to make an R1-6 zone, they would need to decrease the setbacks for a home to fit on those lots. The Commission suggested reducing setbacks only in certain residential zones.

Ms. Henry stated that a new action was added about revising The Grove and Downtown Village zones to allow residential units if a portion of the units are affordable and sales-tax generating uses were also provided. This would be similar to the last two high-density overlays the City approved last year.

Commissioner Steele asked if they could require the Redevelopment Agency (RDA) areas to include affordable housing in future projects. He briefly described the nature of the RDA and the tax increment that comes with those developments. The current RDA project area was small, but
there could be room for housing projects. Ms. Henry stated that this could be a good financial
incentive for developers to include affordable housing units.

The Commissioners discussed high-density projects in other cities that have failed because they
are not near a business or city center. Director Cardenas stated that the future plans for State Street
were to have high-density housing with no front setbacks. They wanted all of the buildings to
come up against the street and to have parking in the rear or underneath buildings. There were
also future plans for better public transit along State Street.

There was a discussion regarding how they could actively market accessory apartments, and
Director Cardenas said that this was something he wanted to do quite aggressively. Many new
homes in Pleasant Grove already had accessory apartments, but he wants residents to understand
that they could modify their existing homes to include accessory apartments.

MOTION: Commissioner Oborn moved that the Planning Commission forward a positive
recommendation of APPROVAL to the City Council to amend the Housing Element of the General
Plan to include the proposed Moderate Income Housing Plan, as presented by staff and including
action to include affordable housing in RDA projects. Commissioner Clyde seconded the motion.
The Commissioners unanimously voted “Aye”. The motion carried.

ITEM 6 – Review and Approval of the Minutes from April 11, 2019 Planning Commission
Meeting.

MOTION: Commissioner Sanderson moved that the Planning Commission APPROVE the
minutes from the April 11, 2019 Planning Commission meeting, as written. Commissioner Blake
seconded the motion. The Commissioners unanimously voted “Aye”, with Chair Phillips and
Commission Clyde abstaining. The motion carried.

MOTION: Commissioner Steele moved to adjourn the meeting at 9:02 p.m. Commissioner
Oborn seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

Planning Commission Chair

Barbara Johnson, Planning Tech

Date Approved