PLEASANT GROVE CITY
PLANNING COMMISSION MEETING MINUTES
June 27, 2019

PRESENT: Chair Dustin Phillips, Vice-Chair Tamara Oborn, Commissioners Sam Sanderson, Lisa Coombs, Bobbi Jo Blake, Jeffery Butler, Todd Fugal, Tim Clyde

EXCUSED: Commissioner Peter Steele

STAFF: Community Development Director Daniel Cardenas, City Planner Rylee Hall, Staff Engineer Shaun Hilton, Planning/Building Tech Barbara Johnson

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

Commission Business:

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

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

3. Agenda Approval:
   - MOTION: Commissioner Coombs moved to APPROVE the agenda as part of public record, with Items 6 and 7 being continued to the July 11, 2019 meeting. 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 Butler seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

5. Declaration of Conflicts and Abstentions from Commission Members: Chair Phillips would recuse himself from Item 2.
ITEM 1 – Public Hearing to Consider the Request of Justin Pack for Approval of a Site Plan for a Multi-Tenant Professional Office Building, on Property at 1972 West Grove Parkway in The Grove Zone – Commercial Sales Subdistrict. SAM WHITE’S LANE NEIGHBORHOOD

City Planner, Rylee Hall presented the staff report and stated that the applicant is requesting approval of a proposed site plan for a multi-tenant, professional office building located at 1972 West Grove Parkway in The Grove Zone – Commercial Sales Subdistrict, with a General Plan designation of Commercial Retail. Professional services were listed as a permitted use in this Subdistrict. The proposed site plan contains an area of 1.19 acres or 51,836.4 square feet. The proposed site features one multi-tenant, professional office building with a footprint of 10,110 square feet and a total area of 20,220 square feet, with three stories and an underground parking facility beneath the building. The building will contain several leasable office units, specifically designed for optometrists, and would be 145 feet in height at its tallest parapet.

Parking needs for the site were estimated based on a ratio of one stall for every 300 square feet of professional office area. The proposed site plan provides a total of 93 stalls, exceeding the parking requirements for the site. The site plan also meets ADA requirements by providing four accessible stalls. The proposed landscaping plan meets the landscaping requirements of The Grove Zone – Commercial Sale Subdistrict. The site plan was reviewed by the Design Review Board who found that the site and buildings meet the requirements for urban design and landscaping. The submitted plans comply with the existing City Code requirements for landscaping, design, setbacks, parking, and all other requirements for The Grove Zone – Commercial Sales Subdistrict, and staff recommended approval.

Chair Phillips opened the public hearing. There were no public comments. Chair Phillips closed the public hearing. There was no further discussion so he entertained a motion.

MOTION: Commissioner Coombs moved that the Planning Commission APPROVE the request of Justin Pack for the proposed site plan on property located at 1972 West Grove Parkway in The Grove Zone – Commercial Sales Subdistrict; 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 Commissioner unanimously voted “Aye”. The motion carried.

ITEM 2 – Public Hearing to Consider the Request of Lynn D. and Jenny Faucett for a Four-Lot Residential Preliminary Subdivision Plat called Faucet Estates Plat ‘B’, on Property Located at Approximately 1250 North 680 West in the R1-8 (Single-Family Residential) Zone. NORTH FIELD NEIGHBORHOOD

NOTE: Chair Phillips recused himself and Vice-Chair Oborn presided over the discussion.
Ms. Hall presented the staff report and explained that the applicant is requesting approval of a four-lot residential subdivision, called Faucet Estates Plat ‘B,’ located at the address listed above. The General Plan designation for the property was Medium Density Residential. Lot 3, located in the northwest corner of the proposed subdivision, contains an existing structure that would be demolished upon further development of the property. Street improvements for the proposed lots were not existing and would be required with future development. The proposed subdivision occupies a total area of about 1.04 acres. The proposed lots met all minimum requirements of the R1-8 (Single-Family Residential) Zone. Frontage for the subdivision would be provided by 680 West, which ends in a cul-de-sac.

Commissioner Sanderson asked if the proposed layout was in line with the existing vicinity plan. Ms. Hall stated that there was no vicinity plan for this property.

Commissioner Clyde inquired about the plans for the existing ditch on the property. City Engineer, Shaun Hilton explained that they were still negotiating with the property owners. Either the ditch would be piped or abandoned on 600 West. He confirmed that the ditch was used for storm water drainage. He identified the drainage easement on the site plan.

The applicant, Lynn Faucett, added that the ditch was already piped underneath 600 West. The water flow in this ditch is usually very low.

Commissioner Blake asked the applicant if he was concerned about the small building envelope of Lot 5. Mr. Faucett stated that they would be able to have a normal sized building envelope if they were able to abandon the drainage easement. Regardless, they will build a home to fit within the envelope. He noted that the homes in the development would mimic whatever is currently in the adjacent subdivision.

Community Development Director, Daniel Cardenas stated that they would not be able to increase the building envelope, even without the easement, due to the setback requirements.

Vice-Chair Oborn opened the public hearing. There were no public comments. Vice-Chair Oborn closed the public hearing. There was no further discussion and she called for a motion.

MOTION: Commissioner Butler moved that the Planning Commission forward a positive recommendation of APPROVAL for the request of Lynn D. and Jenny Faucett for the Subdivision Plat called Faucet Estates Plat ‘B’, on property located at approximately 1250 North 680 West, in the R1-8 (Single-Family Residential) Zone; and adopt the exhibits, conditions, and findings contained in the staff report, and as modified by the conditions below:

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

2. Street improvements will be required upon further development of the property.
Commissioner Blake seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

Chair Phillips returned to preside over the meeting.

ITEM 3 – Public Hearing to Consider the Request of Ridgepointe Management Group LLC (Susan Palmer) for a Preliminary Commercial Expandable Condominium Subdivision Plat called Battle Creek Business Park Plat ‘A’ on Property Located at Approximately 1877 West State Street in The Grove Zone – Commercial Sales Subdistrict. SAM WHITE’S LANE NEIGHBORHOOD

NOTE: Items 3 and 4 were discussed simultaneously.

Ms. Hall presented the staff report and stated that the applicant is requesting approval of a Preliminary Commercial Expandable Condominium Subdivision Plat called Battle Creek Business Park Plat ‘A’ on property located at the address above. The applicant was also requesting approval of a Site Plan of Units A and B located within the proposed subdivision. The proposed subdivision currently occupies a total area of 2.28 acres. The total area of the property is 7.07 acres, however, the remainder of the parcel was not part of Battle Creek Business Park Plat ‘A,’ and was not buildable until further platting. The proposed subdivision met all zoning requirements in the City Code. Staff recommended approval of the Subdivision Plat.

Ms. Hall presented the staff report regarding the proposed site plan, which included two units totaling 2.28 acres. The total area of the buildings is about 42,000 square feet. The required building setback is 25 feet and was measured from the front lot line, bordering State Street. No side or rear setbacks are required. Parking requirements for the site were estimated based on a ratio of one stall for every 300 square feet of professional office area. The proposed site plan provided a total of 138 stalls, meeting parking requirements for this site. The site plan also met ADA requirements by providing five accessible stalls. City Code also requires bicycle parking, and the site plan exceeds this requirement by providing seven bicycle parking spaces. The landscaping plan meets the landscaping requirements of The Grove Zone – Commercial Sales Subdistrict. The site plan was reviewed by the Design Review Board on March 5, 2018 and was approved with the following conditions:

- A 3-foot landscape buffer will be required around the entire property (see Landscape Plan on Page 8).
- Plants must be clustered in the center of planter boxes.
- A sight obscuring concrete precast fence up to 8’ may be built (with the appropriate application and approved Conditional Use Permit).

Staff recommended approval of the proposed site plan.

Commissioner Blake stated that the parking requirement should be 140 parking stalls if the buildings are 4,200 square feet.
Larvin Muller, representing the applicant, stated that the total square footage of the buildings is 4,100 square feet, so they are required to provided just under 138 stalls.

There was discussion regarding access onto State Street and how that relates to UDOT’s future expansion of the road.

Chair Phillips opened the public hearing. There were no public comments. Chair Phillips closed the public hearing. There was no further discussion so he entertained a motion.

**MOTION:** Commission Oborn moved that the Planning Commission forward a positive recommendation of APPROVAL for the request of Ridgepoint Management Group (Susan Palmer) for the subdivision plat called Battle Creek Business Park Plat ‘A’, on property at approximately 1877 West State Street, in The Grove Zone – Commercial Sales Subdistrict; 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 Coombs seconded the motion. The Commissioner unanimously voted “Aye”. The motion carried.

**ITEM 4 – Public Hearing to Consider the Request of Ridgepoint Management Group LLC (Susan Palmer) for a Site Plan on Property Located at Approximately 1909-1959 State Street in The Grove Zone – Commercial Sales Subdistrict.**

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

**MOTION:** Commissioner Blake moved that the Planning Commission forward a recommendation of approval for the request of Ridgepoint Management Group (Susan Palmer) for the proposed site plan on property at approximately 1877 West State Street, in The Grove Zone-Commercial Sales Subdistrict; and adopt the exhibits, conditions, and findings contained in the staff report, and as modified by the conditions below:

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

2. Design Review Board conditions apply to this site plan and future site plans in this development.

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

Ms. Hall presented the staff report and explained that the applicant requested approval of a two-lot commercial subdivision, called Valley Grove Business Park Plat ‘J’ located at approximately 1221 South Valley Grove Way in The Grove Zone-Interchange Subdistrict. The General Plan designation for the property was Freeway Interchange Commercial. The proposed subdivision occupies a total area of 12.88 acres and consists of two commercial lots: Lot 23 and 24. The proposed subdivision met all zoning requirements in the City Code, and staff recommended approval of the proposal.

Applicant, Daniel Thomas was present but did not comment.

Chair Phillips opened the public hearing. There were no public comments. Chair Phillips closed the public hearing. There was no further discussion so he entertained a motion.

MOTION: Commissioner Blake moved that the Planning Commission forward a positive recommendation of APPROVAL for the request of Mark Cathemer for the Subdivision Plat called Valley Grove Business Park Plat ‘J’, on property located at approximately 1221 South Valley Grove Way, in The Grove Zone-Interchange Subdistrict; 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 6 – Public Hearing to Consider the Request of Larry Myler for a Two-Lot, Preliminary Subdivision Plat called Hidden Springs Subdivision Plat ‘A’ on Property Located at 1475 West State Street in the Grove Mixed-Use (GMU) Overlay Zone. SAM WHITE’S LANE NEIGHBORHOOD *Continued to the July 11, 2019 meeting.

ITEM 7 – Public Hearing to Consider the Request of Richmond American Homes for an Expandable Residential Condominium Plat called Hidden Springs Subdivision Condominium Plat ‘A’ on Property Located at approximately 1471 West 300 North in the Grove Mixed-Use (GMU) Overlay Zone. SAM WHITE’S LANE NEIGHBORHOOD *Continued to the July 11, 2019 meeting.

ITEM 8 – Review and Approval of the Minutes from the April 25, 2019 and June 13, 2019 Planning Commission Meetings.
Regarding the April 25, 2019 meeting minutes, the Planning Commission followed up with staff on the requests from the previous meeting.

**MOTION:** Commissioner Coombs moved to APPROVE the minutes from the April 25, 2019 Planning Commission meeting, as amended. Commissioner Blake seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

Suggestions were made to improve the content of the June 13, 2019 meeting minutes, and staff made the corrections.

**MOTION:** Commissioner Oborn moved to APPROVE the minutes from the June 13, 2019 Planning Commission meeting, as amended. Commissioner Clyde seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

Chair Phillips thanked Commissioner Sanderson for his service on the Planning Commission. Commissioner Sanderson thanked the staff and the commissioners for his opportunity to serve the community and said he has enjoyed serving on the Planning Commission and considered everyone his friend.

**MOTION:** Commissioner Sanderson moved to adjourn the meeting at 7:56 p.m. Commissioner Coombs seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

[Signatures]

Planning Commission Chair

Barbara Johnson, Planning Tech

[Date] 7-11-19

Date Approved