PLEASANT GROVE CITY
PLANNING COMMISSION MEETING MINUTES
January 24, 2019

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

STAFF: Community Development Director Daniel Cardenas, City Planner Julie Henry, City Engineer Shaun Hilton, Planning and Zoning Assistant Kelly Evans

Chair Coombs opened the meeting at 7:02 p.m.

Commission Business:

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

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

3. Agenda Approval:

   - MOTION: Commissioner Oborn moved to APPROVE the agenda as part of the public record. Commissioner Blake 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 Sanderson 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 Matt Stalsberg for a Conditional Use Permit to Allow a Solid Waste Transfer Station on Property Located at 225 West 700 South in the
Manufacturing Distribution (MD) Zone. **SAM WHITE’S LANE NEIGHBORHOOD**

*Continued to the February 14, 2019 Planning Commission Meeting.*

**ITEM 2** → Public Hearing to Consider the Request of Bruce Call for a Four-Lot, Residential Preliminary Subdivision Plat called Timpanogos Grove Plat “A” on Property Located at Approximately 959 East 100 South in the R1-10 (Single-Family Residential) Zone. **SCRATCH GRAVEL NEIGHBORHOOD**

City Planner, Julie Henry, presented the staff report for a four-lot subdivision plat. The property is about 1.6 acres in size, and it is located in the R1-10 Zone. There are four existing homes and one large, undeveloped parcel that is oddly shaped. The purpose of the proposed plat was to sell a portion of the undeveloped parcel to the other landowners and increase the size of their rear yards. Three homes were in one subdivision, and the fourth was in another. The four homes would combine into a new plat called Timpanogos Grove Plat ‘A’. All of the lots met or exceeded zoning requirements, and staff recommended approval with the conditions in the staff report.

The applicant, Bruce Call, gave his address as 959 East 100 South. He commented that staff had been great to work with and this had been a smooth process.

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

**MOTION:** Commissioner Oborn moved that the Planning Commission forward a recommendation of APPROVAL for the request of Bruce Call for the Subdivision Plat called Timpanogos Grove Plat “A” on property located at approximately 959 East 100 South, in the R1-10 (Single-Family Residential) Zone; and adopt the exhibits, conditions, and findings contained in the staff report, and as modified by the conditions below:

1. Address all easements on lots through coordination with public utility agencies and utility service providers that may have existing, or planned, infrastructure in easements.

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

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

**ITEM 3** → Election of the Chair and Vice-Chair for 2019.

Community Development Director, Daniel Cardenas, thanked Chair Coombs and Vice-Chair Sanderson for their service for the past year. He explained that they would open the floor for nominations for Chair and then take a paper vote. They would repeat the same process for Vice Chair.
Chair Coombs opened the floor to nominations for 2019 Planning Commission Chair.

**MOTION:** Commissioner Sanderson nomination Dustin Phillips to serve as the Planning Commission Chair for 2019. Commissioner Oborn seconded the nomination.

**MOTION:** Commissioner Blake nominated Peter Steele to serve as the Planning Commission Chair for 2019. Commissioner Phillips seconded the nomination.

There were no further nominations. Chair Coombs closed nominations and the Commission took a paper vote. Dustin Phillips was elected as Planning Commission Chair for 2019.

Chair Coombs opened the floor for nominations for 2019 Vice-Chair.

**MOTION:** Commissioner Steele nominated Tamara Oborn to serve as the Planning Commission Vice-Chair for 2019. Commissioner Sanderson seconded the nomination.

There were no further nominations. Tamara Oborn was elected as Planning Commission Vice-Chair for 2019.

**ITEM 4 – Review and Approval of the Minutes for the January 10, 2019 Planning Commission Meeting.**

**MOTION:** Commissioner Steele moved that the Planning Commission APPROVE the minutes of the January 10, 2019 Planning Commission Meeting, as written. Commissioner Butler seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

Commissioner Coombs requested they seriously speak with the Fire Department about letting them use a room in the station for the next few meetings.

The meeting adjourned at 7:18 p.m.

[Signature]
Planning Commission Chair

[Signature]
Kelly Evans, Planning Tech

Date Approved

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