PLEASANT GROVE CITY
PLANNING COMMISSION MEETING MINUTES
June 13, 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 Oborn gave the opening remarks.

3. Agenda Approval:

   • MOTION: Commissioner Oborn moved to APPROVE the agenda as part of public record, with Items 5 and 6 being continued to the June 27, 2019 meeting. Commissioner Coombs seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

4. Staff Reports:

   • MOTION: Commissioner Fugal moved to APPROVE the staff reports as part of the public record. Commissioner Blake 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 Hope Jackson for a Conditional Use Permit to Allow Ballroom Dance Instruction, on Property Located at 527 West State Road in the C-G (General Commercial) Zone. SAM WHITE’S LANE NEIGHBORHOOD

City Planner, Rylee Hall presented the staff report regarding the request for a Conditional Use Permit to allow Use #6835, Special Training School, at the address listed above. She presented the site plan for the area and identified the unit that the applicant would be occupying. Staff found the requested use to be compatible with other uses in the zone. The applicant indicated that there would be no large events at this location. With regard to parking, the requirements for the use are two stalls for every three students, and one per staff member. The applicant reported that there would be between five and 10 students per class and two staff members, so the use would need nine parking spaces. It was noted that the HOA only allows four stalls per unit. The applicant believes that she would only need four stalls, but if she finds that she needs more, a Joint Parking Agreement would be required.

The Commission discussed the process for obtaining a Joint Parking Agreement. Community Development Director, Daniel Cardenas stated that the applicant would be responsible to obtain the agreement and bring it to the City.

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

MOTION: Commissioner Sanderson moved that the Planning Commission APPROVE the request of Hope Jackson for a Conditional Use Permit to Allow a Special Training School (Use #6835) on property located at 527 West State Road in the C-G (General Commercial) 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. Only four parking stalls can be used at all times without first obtaining a conditional use permit for the joint parking agreement.

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

ITEM 2 – Public Hearing to Consider the Request of Michael and Betty Hassell for a Conditional Use Permit to Allow an Accessory Structure Totaling 1,200 square feet, Greater Than 10% of the Minimum Required Lot Size (1,000 square feet), on Property Located at 851 East Center Street in the R1-10 (Single-Family Residential) Zone. MONKEY TOWN NEIGHBORHOOD

Ms. Hall presented the staff report regarding a request for a conditional use permit to construct an accessory building larger than 10% of the minimum required lot size at the property listed above.
In the R1-10 Zone, the minimum lot size is 10,000 square feet, so the largest allowed accessory building would be 1,000 square feet. With a conditional use permit, an accessory structure could be up to 15% of the minimum required lot size, which is 1,500 square feet. The applicant was proposing a structure of 1,200 square feet. Ms. Hall reviewed the Code requirements for accessory structures, including height, setbacks, area, lot coverage, distance between buildings, and building materials. Staff recommended approval of the request.

The applicant, Michael Hassell, noted that the walls of the structure will be 14 feet and the actual peak of the building will be just over 17 feet. The structure would be 10 feet from the fence line.

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

**MOTION:** Commissioner Oborn moved that the Planning Commission APPROVE the request of Michael and Betty Hassell for a Conditional Use Permit for a propose accessory structure, greater than 10% of the minimum required lot size, located at 851 East Center Street 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. All Final Planning, Engineering, and Fire Department requirements are met.

2. The accessory structure must match the primary dwelling with similar siding material, or an alternative that meets City Code Section 10-9B-7.

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

**ITEM 3 – Public Hearing to Consider the Request of Reed Reinhold for Approval of a Site Plan for Two, Single-Tenant Restaurants, on Property Located at 1757 West State Street in The Grove Zone – Interchange Subdistrict. SAM WHITE’S LANE NEIGHBORHOOD**

Ms. Hall presented the staff report regarding the request for site plan approval for two, single-tenant restaurants at the property listed above. The restaurants would be Iceberg Drive-In and Taki-Taki Grill. The parking requirements for this use is one stall for every 100 square feet (excluding kitchens, storage, bathrooms, etc.), or one stall per 2.5 sects, whichever is greater. Based on the square footage of both restaurants, the applicant would be required to provide 32 parking stalls, two ADA stalls, and two bicycle parking spaces. The proposed site plan provided 39 total parking spaces. She showed the landscape plan and elevations for the buildings. Staff recommended approval of the application.

Commissioner Butler wanted to be sure that the site plan provides enough space for the future widening of State Street, and staff confirmed that there was.
The applicant, Reed Reinhold, added that they would be requesting a monument sign on the property for the two restaurants.

Commissioner Coombs asked about the timeframe of the Iceberg Drive-In being constructed. Mr. Reinhold stated that it was just about done with engineering. The contractor assured him that the building would be done in 110 days.

There was a discussion regarding the access points for the site and the location of the drive thru. The Commission was concerned that there would not be enough room in the drive aisle if the drive-thru were to stack up. Staff Engineer, Shaun Hilton confirmed that the 10-foot PUE and 15-foot berm were required by the City. The drive aisle width provided on the site plan could accommodate a fire truck. The applicant noted that the parking stalls were longer than what was required. They could shorten all of the parking stalls and widen the drive aisle, if necessary.

Chair Phillips opened the public hearing. There were no public comments. Chair Phillips closed the public hearing and brought it back to the commission for further discussion or to entertain a motion.

MOTION: Commission Blake moved that the Planning Commission APPROVE the request of Reed Reinhold for the proposed site plan on property located at 1757 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 Butler seconded the motion. The Commissioner unanimously voted “Aye”. The motion carried.

ITEM 4 – Public Hearing to Consider the Request of Mark Cathemer for Approval of a Site Plan for a Five-Story Office Building on Property Located at 1155 South Valley Grove Way in The Grove Zone – Interchange Subdistrict. **SAM WHITE’S LANE NEIGHBORHOOD**

Ms. Hall presented the staff report regarding the request for site plan approval of a five-story office building at the address located above. The proposed structure would have a total area of 144,900 square feet, and there would be several leasable units. Parking requirements for a business or professional office use was one stall per 300 square feet of gross floor area. In this case, 483 parking stalls would be required. The proposed site plan provided 619 total parking stalls, 17 of which were ADA compliant. Thirty-one bicycle parking spaces were also required. Staff recommended approval of the site plan.

Chair Phillips reported that he attended a parking seminar about six months ago, and there had been discussions about future parking needs. He asked if the City was thinking about future
parking needs, so that they could avoid seas of parking. Director Cardenas explained that the City established minimum parking standards, because there were problems with not providing enough parking. They did not set a maximum parking limits, but it could happen in the future.

The applicant, Daniel Thomas from St. John Properties, asked if the plat associated with this development had been processed through the Planning Commission. Director Cardenas confirmed that it had not. Mr. Thomas addressed the parking question by giving an example of certain technology offices and parks. The developers of these office parks established a maximum parking requirement of two stall per every 1,000 feet, with the intention of increasing mass transit ridership. Those technology parks were left vacant for years and changed hands several times because the parking was not adequate to meet the demand of company employees.

Director Cardenas asked the applicant to discuss the occupancy percentages of the existing tower and the tower that is under construction in The Grove Zone. Mr. Thomas stated that Grove Tower was fully leased, and Valley Grove 1, still under construction was about 50% leased. Mr. Thomas informed the Commission and Staff that there were not any new tenants added to Valley Grove 1 in the previous six months as prospective tenants are likely waiting for construction to be completed.

Commissioner Clyde initiated a discussion regarding the traffic concerns in this area. Mr. Thomas explained that they would be doing some widening and other improvements with this development, but the City and UDOT would need to become more involved to address the bigger problem. He noted that several years ago, UDOT signed an interlocal agreement with American Fork, Pleasant Grove, and Lindon regarding the future development of North County Boulevard. That agreement established where signalized intersections would be and in what order they would be installed. In his opinion, that agreement needed to be revisited because the order was backwards.

After continued discussion regarding the future of Pleasant Grove Boulevard and North County Boulevard, Director Cardenas suggested that this topic be reserved for a work session with the Public Works and Engineering Departments.

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 Oborn moved that the Planning Commission APPROVE the request of Mark Cathener for the proposed site plan on property located at 1155 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 Coombs seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

ITEM 5 – 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 from the May 23, 2019 Planning Commission Meeting.* *Continued to the June 27, 2019 Meeting.*

ITEM 6 – 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 from the May 23, 2019 Planning Commission Meeting.* *Continued to the June 27, 2019 Meeting.*

ITEM 7 – Review and Approval of the Minutes from the April 25, 2019 and May 23, 2019 Planning Commission Meetings.

Suggested corrections were made to the April 25, 2019 minutes, and the Commission decided to continue the approval of the minutes to allow staff to verify those corrections.

**MOTION:** Commissioner Fugal moved to CONTINUE the approval of the minutes from the April 25, 2019 Planning Commission meeting. Commissioner Oborn seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

**MOTION:** Commissioner Fugal moved to APPROVE the minutes from the May 23, 2019 Planning Commission meeting. Commissioner Oborn seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

**MOTION:** Commissioner Coombs moved to adjourn the meeting at 8:20 p.m. Commissioner Butler seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

Planning Commission Chair

Barbara Johnson, Planning Tech

6-27-19

Date Approved

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