PLEASANT GROVE CITY
PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 12, 2019

PRESENT: Chair Dustin Phillips, Vice-Chair Tamara Oborn, Commissioners Bobbi Jo Blake, Lisa Coombs, Peter Steele, and Todd Fugal

EXCUSED: Commissioners Jeffrey Butler and Tim Clyde

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

The Planning Commission held a Work Session at 6:30 p.m.

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

Commission Business:

1. **Pledge of Allegiance:** Commissioner Coombs led the Pledge of Allegiance.

2. **Opening Remarks:** Commissioner Fugal gave the opening remarks.

3. **Agenda Approval:**
   - **MOTION:** Commissioner Coombs moved to APPROVE the agenda as part of public record, with Items 9, 10, and 11 being continued. Commissioner Oborn seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

4. **Staff Reports:**
   - **MOTION:** Commissioner Steele 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 Jake Toombs at Millcreek Homes Inc. for a two-lot preliminary subdivision plat, called Gonzalez Subdivision Plat ‘A’, on property located at approximately 551 East 1400 North in the R1-20 (Single-Family Residential) Zone. **BIG SPRINGS NEIGHBORHOOD**

City Planner, Rylee Hall, presented the staff report regarding the request for a two-lot residential preliminary subdivision plat located at the address above. The total area of the plat was 0.994 acres. The westernmost lot includes an existing single-family home that meets all of the requirements of the zone. The second lot contains existing structures that will be demolished to facilitate the construction of another single-family home. Frontage for the lots will be provided by 500 East and 1400 North. Staff recommended approval.

Chair Phillips opened the public hearing. There were no public comments. Chair Phillips closed the public hearing and invited the Commission to either continue the discussion regarding this item or he would entertain a motion if no other discussion was necessary.

**MOTION:** Commissioner Fugal moved that the Planning Commission forward a positive recommendation of APPROVAL for the request of Jake Toombs at Millcreek Homes, Inc. for Gonzalez Subdivision Plat ‘A’, on property located at approximately 551 East 1400 North, in the R1-20 (Single-Family Residential) Zone; and adopt the exhibits, conditions, and findings contained in the staff report, and as modified by the conditions below:

1. Street improvements that are not existing will be required upon further development of the property.
2. All Final Planning, Engineering, and Fire Department requirements are met.

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

ITEM 2 – Public Hearing to Consider the Request of Robby Weber for One-Lot Preliminary Subdivision Plat called Weber Subdivision Plat ‘A’, on Property Located at Approximately 855 West 1800 North in the R-R (Rural Residential) Zone. **NORTH FIELD NEIGHBORHOOD**

Ms. Hall presented the staff report regarding the request for a one-lot preliminary subdivision plat located at the address above. The subject property is 1.45 acres in size. Included in the staff report was a Right-of-Way Development Agreement, which was still being edited by staff. It would need to be approved by the City Council on September 17. The agreement specifies that the right-of-way dedication will not go into effect until there is further development of the property. The proposed lot was determined to meet all of the RR zoning requirements.

Chair Phillips opened the public hearing.
Gary Steele gave his address as 1863 North 900 West and expressed support for the request. He stated that it would be nice to see a home on the property.

Lauralyn Eberting, who resides at 2154 North 900 West, asked why a subdivision plat is required for just one lot. She was in favor of the application.

Community Development Director, Daniel Cardenas, explained that State law requires a subdivision plat for lots that have not been previously recorded. The City needs to ensure that all street improvements and utilities are there.

There were no further public comments. Chair Phillips closed the public hearing and invited the Commission to either continue the discussion regarding this item or he would entertain a motion if no other discussion was necessary.

**MOTION:** Commissioner Steele moved that the Planning Commission forward a positive recommendation of APPROVAL for the request of Robby Weber for the Weber Subdivision Plat ‘A’, on property located at approximately 855 West 1800 North, 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. All Final Planning, Engineering, and Fire Department Requirements are met.
2. Approval is conditioned upon the approval of the attached agreement by the City Council on September 17, 2019.

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

Director Cardenas briefly addressed Items 9, 10, and 11, which would be continued. There were residents present for the request for a Conditional Use Permit for the major home occupation of online sales. The item would be continued indefinitely because staff was working with the City Attorney regarding the Code language for home occupations. The desire was for the language to be very clear with respect to sales. They would not be coming back to the home occupation application until the City Council either denies or approves the Code Amendment. Because the item was continued indefinitely, staff would be required to send new notices when the item comes back before the Planning Commission.

**ITEM 3 – Public Hearing to Consider the Request of Joe Salisbury to Amend City Code Section 10-11-D-16: CS-2 (Commercial Sales-2) Zone, Multiple-Family Residential Development Requirements, by Changing the Conditions and Requirements for the Establishment of Multi-Family Residential Developments Larger than Five (5) Acres within the CS-2 (Commercial Sales-2) Zone.**

**MANILA NEIGHBORHOOD** *Continued from the August 22, 2019 Planning Commission Meeting.*
Director Cardenas gave a brief history of the application and identified the concerns raised at the previous Planning Commission Meeting where the proposed Code Amendment was addressed. Currently, the Code requires residential developments over five acres have three different housing types. The applicant’s property is 5.5 acres in size, and he wished to do an all-townhome development. Residential developments in the CS-2 Zone are also required to provide site improvements from a list in the Code, totaling at least 25 points. The applicant was proposing new items to add to the list, and developments between five and eight acres require additional points. Many of the new items proposed by the applicant pertained to the buildings, while the items proposed by staff had to do with site improvements. Director Cardenas noted that there were two undeveloped properties in the CS-2 zone that the applicant wants to develop as residential. Neither property is well-suited for commercial development, and they had been vacant for many years.

With respect to exterior materials, staff recommended they be worth 10 points combined, or five points each.

The applicant, Joe Salisbury, reported that his property is 5.5 acres in size, which is just over the existing threshold. If he were to develop the property under the current Code, he would have to cut off a portion of his property and leave it undeveloped. The property is not ideal for commercial development. He was proposing to increase the threshold from five acres to eight acres, with different requirements for various property sizes. The intent was to stay with the existing point system and require more points with each additional acre over five acres. With the proposed lists combined, 37.5% were building related, 56.25% were site related, and 6.25% was other (affordable housing). Mr. Salisbury addressed the exterior materials, stating that he applied 10 points to each because of the cost of the materials. He showed examples of the product he wanted to develop on the property.

Commissioner Blake commented that if he used a more expensive exterior material, he would simply charge more for the units in order to recoup the cost. He would not recoup the value of open space or green space. There was continued discussion regarding the point value of exterior materials. Director Cardenas reminded the Commission that the additional items are optional. A developer would choose the items that work for their development.

Chair Phillips opened the public hearing. There were no public comments. Chair Phillips closed the public hearing and invited the Commission to either continue the discussion regarding this item or he would entertain a motion if no other discussion was necessary.

Commissioner Blake felt that the point system was disproportionate. Chair Phillips commented that the cost of hardy board would be more of a concern for larger developments. Lowering the points for hardy board and stone to five points each would not affect a small development as much. Commissioner Blake commented that 10 points for each category was too much. They should either be combined for 10 points or be worth five points each.

Commissioner Steele asked if they want to encourage residential uses in the commercial zone. There was a difference between allowing residential uses and encouraging them.
The discussion turned back to the point values for exterior materials. Chair Phillips stated that the applicant may be more amiable to a lesser point total on exterior materials if he did not have to meet such a high threshold of total points. Director Cardenas explained that the applicant would have to meet 30 points based on the size of the property.

Commissioner Blake suggested adjustments to the language in the first paragraph of ‘E’ regarding point allocation. She wanted the language to clarify the number of points needed for each additional acre over five. They would require 10 additional points for the first acre over five acres, seven points for the second additional acre, and five for the third additional acre.

**MOTION:** Commissioner Blake moved that the Planning Commission recommend that the City Council APPROVE the request of Joe Salisbury for the proposed amendments to City Code Section 10-11-D-16: Multiple-Family Development Requirements in the CS-2 Zone; and adopt the exhibits, conditions, and findings contained in the staff report, and as modified by the conditions below:

1. The language be changed to reflect that any acreage over five (5) acres requires an additional ten (10) points for the first acre; anything between six (6) and seven (7) acres requires seven (7) additional points; and anything between seven (7) and eight (8) acres requires an additional five (5) points, for a total of 22 points.

2. The points allocated to any of the optional additional design features be changed to allow five points for exterior material including rock or brick on 10% of the exterior, and five points for and extra exterior material consisting of fiber cement siding.

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

**ITEM 4 – Public Hearing to Consider the Request of Allan L. Erb for a Two-Lot Preliminary Subdivision Plat, called AECE Investment Plat ‘A’, on Property Located at Approximately 1070 Grove Creek Drive in the R1-20 (Single-Family Residential) Zone. GROVE CREEK NEIGHBORHOOD**

Ms. Hall presented the staff report regarding a request for a two-lot preliminary subdivision plat at the address above. Lot 1 contains an existing single-family dwelling, which meets all ordinance requirements for the zone. The proposed subdivision occupies a total area of 2.02 acres. Lot 2 was determined to meet all requirements of the R1-20 Zone, and Lot 1 would be a flag lot. Staff recommended approval of the request.

Chair Phillips opened the public hearing.

Commissioner Steele read an email from resident Georgia Davis, who expressed support for the subdivision request.
There were no further public comments. Chair Phillips closed the public hearing and invited the Commission to either continue the discussion regarding this item or he would entertain a motion if no other discussion was necessary.

MOTION: Commissioner Coombs moved that the Planning Commission forward a positive recommendation of APPROVAL for the request of Allan L. Erb for the subdivision plat called AECE Investment Plat ‘A’, on property located at approximately 1070 Grove Creek Drive, 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 condition below:

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

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

ITEM 5 – Public Hearing to Consider the Request of Deny Farnworth for a 17-Lot, One-Parcel Preliminary Subdivision Plat called Ardie’s Orchards Plat ‘A’, on Property Located at Approximately 100 South 1025 East in the R1-10 (Single-Family Residential) Zone. SCRATCH GRAVEL NEIGHBORHOOD

Ms. Hall presented the staff report regarding a 17-lot subdivision plat at the address listed above. The proposed subdivision occupies a total area of 7.92 acres and consists of 17 single-family residential dwellings. When the plat was noticed, it included one parcel, however, an updated plat provided by the applicant showed the parcel as having been incorporated into Lot 17. All of the proposed lots were determined to meet the minimum requirements of the R1-10 Zone. Staff recommended approval.

Applicant, Deny Farnsworth was present but did not comment. He said he would answer any questions if needed.

Chair Phillips opened the public hearing.

Commissioner Coombs read a letter from resident Geoff Gregson who expressed concerns with drainage and increased traffic due to the access to Center Street.

Dave McDaniel gave his address as 1009 East 200 South and stated that he owns property adjacent to the subject property. He has enough property to make two additional buildable lots but because of the surrounding developments, they will not have access. The developer had not spoken to him about his plans.

Josh Watson, who resides at 15 S. Monson Circle, was concerned about drainage because the residents in this area have had issues with it in the past. He also was concerned about privacy, the height of the new homes, and traffic.
Commissioner Steele explained that the allowed building height in the zone is 35 feet, so the homes could potentially be two stories tall. Staff confirmed that the rear yard setback in the zone is 25 feet.

Staff Engineer, Shawn Hilton, explained that the Engineering Department will review all of the development plans to ensure that the drainage is correct.

Andrew McKinney gave his address as 1008 East 100 South and stated that his home floods often, but it was not due to the grading of the property. There is an 18-inch drainage pipe along the south end of the subject property that funnels water toward his basement. He requested that the pipe be addressed during the development process.

Mitch Minnor gave his address as 1017 East 200 South and stated that the 18-inch pipe also runs through his property. He was concerned that the developer will take action on the pipe at the end, but cause problems for those further up. He did not want water to back up onto his property. Mr. Minnor was also concerned about the size of the proposed homes and roof pitches.

The applicant, Deny Farnworth, gave his address as 592 West Gillman Lane in Lindon. Mr. Farnworth was not aware of the pipe but would be sure to address it with the City Engineer and his own engineer. They were also working to resolve issues with another ditch on the property. With respect to Mr. McDaniel's concerns, he was not aware that there were any plans to develop the property so he did not concern himself with the issue. At this point, he wasn't sure how they could tie that property back into the system, but he was willing to discuss it with the owner and the City. Director Cardenas invited Mr. McDaniel to speak with him about the development of his property.

There were no further public comments. Chair Phillips closed the public hearing and invited the Commission to either continue the discussion regarding this item or he would entertain a motion if no other discussion was necessary.

Commissioner Blake asked staff if they had any concerns about traffic from Center Street. Engineer Hilton replied that they were not concerned because the road will be a standard residential street in size with a speed limit of 25 MPH. The road also curves, which should deter speeding.

**MOTION:** Commissioner Oborn moved that the Planning Commission forward a positive recommendation of APPROVAL for the request of Deny Farnworth for the subdivision plat called Ardie's Orchard Plat 'A', on property located at approximately 100 South 1025 East, 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. Street improvements will be required upon further development of the property.
2. All Final Planning, Engineering, and Fire Department requirements are met.
Commissioner Steele seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

**ITEM 6 – Public Hearing to Consider the Request of Laurel Backman (Biddulph) for a Three-Lot Preliminary Subdivision Plat called Backman Subdivision Plat ‘A’, on Property Located at Approximately 64 North 200 East in the Downtown Village Zone – Transitional Subdistrict. **OLD FORT NEIGHBORHOOD

Ms. Hall presented the staff report regarding the request for a three-lot preliminary subdivision plat located at the address above. The proposed subdivision occupies a total of 0.8 acres. Lots 1 and 3 were determined to meet all requirements of the Downtown Village Zone – Transitional Subdistrict, and Lot 2 was a flag lot. Staff recommended approval of the request.

Chair Phillips opened the public hearing. There were no public comments. The public hearing was closed. Chair Phillips invited the Commission to either continue the discussion regarding this item or he would entertain a motion if no other discussion was necessary.

Director Cardenas noted that the existing home, which has historical significance, would not be removed or altered as part of this development.

**MOTION:** Commissioner Steele moved that the Planning Commission forward a recommendation of APPROVAL for the request of Laurel Backman (Biddulph) for the subdivision plat called Backman Subdivision Plat ‘A’, on property located at approximately 64 North 200 East, in the Downtown Village Zone – Transitional 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 7 – Public Hearing to Consider the Request of Stephan Hopkins for a Site Plan Containing Four Buildings with Three Multi-Family Units on Property Located at Approximately 2340 West 250 South in The Grove Zone – Mixed Housing Subdistrict. **SAM WHITE’S LANE NEIGHBORHOOD

Ms. Hall presented the staff report regarding the request for approval of a site plan for property located at the address above. The proposed site plan occupies Parcel F of the existing subdivision called Residences at Mayfield Plat ‘A’. The site plan includes four buildings, each containing six to eight multi-family units. The townhomes will be one to three-bedroom units, each with a one-car garage. The Grove Zone – Mixed Housing Subdistrict allows for a density of up to 12 units per acre, and this application meets that density exactly. The applicant was proposing 30 units on 2.5 acres. Ms. Hall presented the landscape plan and stated that it exceeds the minimum requirement of 30% open space.
In addition to each of the one-car garages, the site provides 45 parking spaces. With 75 total parking spaces, the site meets the requirement of 2.5 spaces per unit. Staff recommended approval of the site plan.

Chair Phillips opened the public hearing. There were no public comments. The public hearing was closed. Chair Phillips invited the Commission to either continue the discussion regarding this item or he would entertain a motion if no other discussion was necessary.

MOTION: Commissioner Fugal moved that the Planning Commission forward a recommendation of APPROVAL for the request of Stephan Hopkins for the proposed site plan on property located at approximately 2430 West 250 South, in The Grove Zone – Mixed Housing 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 8 – Public Hearing to Consider the Request of Larry Oldham, Babcock Design, for a Commercial Site Plan for a Single-Story Bank with a Detached Drive-Through Located at 1953 W Pleasant Grove Boulevard in The Grove Zone – Interchange Subdistrict. **SAM WHITE’S LANE NEIGHBORHOOD**

Ms. Hall presented the staff report regarding the proposed commercial site plan for a single-story bank with detached drive-through located at the address above. The site plan occupies Lot 18 of the Valley Grove Vista Park Plat ‘E’. The total area of the building is 4,479 square feet and will be approximately 23 feet at the tallest point. The proposed site was determined to meet all requirements for landscaping, parking, and building design. Staff recommended approval.

Commissioner Blake asked about access. Ms. Hall replied that access will be provided through R&R Barbeque. There will also be an ingress from Pleasant Grove Boulevard, but it would not be an egress.

Chair Phillips opened the public hearing. There were no public comments. Chair Phillips closed the public hearing and invited the Commission to either continue the discussion regarding this item or he would entertain a motion if no other discussion was necessary.

MOTION: Commissioner Coombs moved that the Planning Commission forward a recommendation of APPROVAL for the request of Larry Oldham, Babcock Design, for the proposed site plan on property at 1953 W Pleasant Grove Boulevard, 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 Blake seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

ITEM 9 – Public Hearing to Consider the Request of Pleasant Grove City to Amend City Code Section 10-21-4: Conditions for the Establishment of Home Business, by Changing the Conditions and Requirements for Uses Involving Sales or Retail of Products from a Residence, Including Online Sales. CITYWIDE *Continued to the September 26, 2019 Planning Commission Meeting.

ITEM 10 – Public Hearing to Consider the Request of Mark Stephenson for a Conditional Use Permit to Allow an Accessory Structure, 23 Feet in Height, on Property Located at 703 East 700 North in the R1-9 (Single-Family Residential) Zone. MONKEY TOWN NEIGHBORHOOD *Continued to the September 26, 2019 Planning Commission Meeting.

ITEM 11 – Public Hearing to Consider the Request of Chase Michaelis for a Conditional Use Permit for a Major Home Occupation to Run an Online Sales Business with Non-Resident Employees on Property Located at Approximately 672 South 9000 East in the R1-9 (Single-Family Residential) Zone. SCRATCH GRAVEL NEIGHBORHOOD *Continued indefinitely.

ITEM 10 – Review and Approval of the Minutes from the August 22, 2019 Planning Commission Meeting.

MOTION: Commissioner Oborn moved to APPROVE the minutes from the August 22, 2019 Planning Commission Meeting, with the attached petition. Commissioner Steele seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

MOTION: Commissioner Coombs moved to adjourn the meeting at 9:16 p.m. Commissioner Blake seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

Planning Commission Chair
Barbara Johnson, Planning Tech
Date Approved

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