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PLEASANT GROVE CITY
PLANNING COMMISSION MEETING MINUTES
September 27, 2018

PRESENT: Chair Lisa Coombs, Vice Chair Sam Sanderson, Commissioners Peter Steele, Bobbi Jo Blake, Tamara Oborn, Dustin Phillips, Jeffrey Butler, and Jon Hawkins

EXCUSED: Commissioner Matt Nydegger

STAFF: Community Development Director Daniel Cardenas, Staff Engineer Shaun Hilton, Planning Assistant Kelly Evans

Chair Coombs opened the meeting at 7:06 p.m.

Commission Business:

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

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

3. Agenda Approval:

- **MOTION:** Commissioner Phillips moved to APPROVE the agenda as part of public record. Commissioner Blake seconded the motion. The Commissioner 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.

1 **ITEM 1** – Public Hearing to Consider a Request of Pleasant Grove City for a Site Plan for Phase
2 2 of the Multi-Use Trail System in Eastern Pleasant Grove, Located on the East Bench between
3 1100 North and 3300 North. **SAM WHITE’S LANE NEIGHBORHOOD** *Continued
4 indefinitely.

5
6 **ITEM 2** – Public Hearing to Consider the Request of Matthew Eau Claire to Add Four New
7 Conditional Uses (#2181, 2183, and 2184) to the Manufacturing Distribution (MD) Zone to Allow
8 Manufacturing of a Variety of Beer and Liquor Products. **SAM WHITE’S LANE**
9 **NEIGHBORHOOD** *Continued to the October 11, 2018 Planning Commission Meeting.

10
11 **ITEM 3** – Public Hearing to Consider the Request of McKay Christensen to Create an Overlay
12 Zone, called The Boulevard Mixed-Use (BMU) Overlay, that Provides for Flexibility in Creating
13 Master-Planned Communities that Include Commercial, Office and Mixed-Use Buildings as well
14 as a Variety of Housing Types. **THE GROVE ZONE** *Continued from the September 13, 2018
15 Planning Commission Meeting.

16
17 Community Development Director, Daniel Cardenas, presented the staff report regarding the
18 creation of an overlay zone called The Boulevard Mixed-Use (BMU) Overlay Zone. He explained
19 that the ordinance would become Section 27 of Chapter 14 of the City Code. Director Cardenas
20 briefly reviewed the history of the application and the concerns raised by both the Planning
21 Commission and City Council during previous meetings. He noted that the City Council was
22 willing to consider the overlay because the property the applicant intended to apply to it was oddly
23 shaped and difficult to develop. Changes were made to the ordinance since the Planning
24 Commission last saw the application, including a reduction in residential density from 25 to 23
25 units per acre, the residential parking ratio was set at 1.75 stalls per one-bedroom unit and 2 stalls
26 per two-bedroom unit, and the setbacks were set at 22 feet from Pleasant Grove Boulevard and 10
27 feet from the interior road.

28
29 The Commission asked for additional information regarding the setbacks. Director Cardenas
30 explained that the impact of the interior road would be much less than the Boulevard, which was
31 why they decided on a smaller setback. His main objective was to maintain the walkability of the
32 development.

33
34 Director Cardenas explained that the applicant would be required to provide a certain percentage
35 of retail in the development, totaling 25,000 square feet. The open space requirement would be
36 20% overall.

37
38 Commissioner Sanderson asked how this overlay compared to the other mixed-use overlays
39 created recently. Director Cardenas explained that the overlay on State Street was drafted a few
40 months earlier and the applicant was working on the site plan. Based on the nature of the property,
41 it would not be a true mixed-use development. The applicant intended to have retail and residential
42 in separate areas of the development and the residential was single-family rather than multi-family.

1 The overlay in the downtown area had a different density than the one being proposed today and
2 could still be applied to other properties for future development.

3
4 Commissioner Blake asked if the retail ratios in the ordinance were similar to those of the other
5 mixed-use overlays. Director Cardenas stated that they were similar but not exactly the same
6 because of the residential density allowed.

7
8 Commissioner Blake asked if the City Council had expressed any concerns over the retail ratio or
9 open space requirements proposed. Director Cardenas stated that there were none. The City
10 Council expressed concerns with parking, residential density, and the possibility of a development
11 agreement.

12
13 Commissioner Butler asked about the speed limit on the interior road because he was concerned
14 about pedestrian safety. Staff Engineer, Shaun Hilton, explained that there would be a good
15 separation between the traffic and the pedestrian walkway, and the applicant intends to have
16 parking on both sides of the road. He assumed the speed limit would be set at 25 MPH.

17
18 Commissioner Butler asked if the trails would be maintained by the City or the developer.
19 Commissioner Steele responded that the property owner would be responsible for clearing snow
20 but any repaving or repairs would be done by the City.

21
22 The applicant, McKay Christensen, reported on the response from the City Council during their
23 last meeting together. The current proposed text was only slightly different from the previous
24 version, with the two main changes being density and parking. Mr. Christensen stated that he
25 obtained four letters of intent from restaurants that would be coming into the development.

26
27 Chair Coombs asked Mr. Christensen if he was worried about patrons parking on the doTERRA
28 site. Mr. Christensen was not and did not see people parking there and walking across the busy
29 street when there will be 225 extra office stalls available during the evening hours.

30
31 Chair Coombs opened the public hearing.

32
33 Craig Yuzon, an adjacent property owner, asked about the height of the retail and office buildings.

34
35 Director Cardenas stated that the proposed ordinance limits building height to 75 feet. Under the
36 existing code, the buildings could extend to 100 feet.

37
38 Mr. Yuzon asked if parking would be allowed on both sides of Pleasant Grove Boulevard, Proctor
39 Lane, and the new road.

40
41 Engineer Hilton stated that no parking is allowed on Pleasant Grove Boulevard. The new road
42 would allow parking on both sides, which was what the applicant wanted. With regard to Proctor

1 Lane, he believed that parking is prohibited near the intersection but allowed in front of the LDS
2 Church beyond 100 South.

3
4 Mr. Yuzon expressed concern with potential complaints from the new residents because he has
5 animals on his property. He wanted to be sure that he is protected. Director Cardenas stated that
6 Mr. Yuzon is 100% protected because his property has animal rights. He explained that they could
7 require the applicant to put a note on the plat specifying that there are large animals nearby.

8
9 There were no further public comments. Chair Coombs closed the public hearing.

10
11 Director Cardenas referenced a bolded sentence on page 13 of the staff report. The applicant
12 wanted each setback to count toward the open space requirement, but that is not allowed in The
13 Grove Zone. After some discussion with the applicant, staff agreed to count the 10-foot trail, the
14 eight-foot buffer, and the four-foot planter as part of the open space requirement because it is
15 “active landscaping”. He asked the Commission to consider the language on page 13 and
16 determine if it will adequately address the landscaping requirement.

17
18 In response to a question regarding “active landscaping”, Director Cardenas stated that the
19 applicant may choose to place pathways between buildings where it is wide enough. He would
20 count it toward the landscaping requirement as well. There was some discussion regarding the
21 proposed language.

22
23 Commissioner Steele made a few suggestions to clarify the open space percentage requirement in
24 Section 6-C and set a minimum size for parks and trail lengths that would be dedicated to the City.
25 Commissioner Steele still felt that the overlay could be utilized in other parts of The Grove Zone,
26 and he identified potential properties on the map. He wasn’t sure if they should recommend that
27 to the City Council, but it was something to keep in mind.

28
29 **MOTION:** Commissioner Oborn moved that the Planning Commission recommend that the City
30 Council APPROVE the request of McKay Christensen for the proposed amendments to City Code
31 Chapter 14: The Grove Zone; and adopt the exhibits, conditions, and findings contained in the staff
32 report, and as modified by the condition below:

- 33
34 1. Incorporate the comments of the Planning Commission at the September 27, 2018 meeting.

35
36 Commissioner Butler seconded the motion. The Commissioners unanimously voted “Aye”. The
37 motion carried.

1 **ITEM 4** – Public Hearing to Consider the Request of McKay Christensen to Rezone
2 Approximately 10.7 Acres in Order to Apply the Boulevard Mixed-Use (BMU) Overlay to
3 Property Located at Approximately 234 South Pleasant Grove Boulevard in the Commercial Sales
4 Subdistrict of The Grove Zone. SAM WHITE’S LANE NEIGHBORHOOD *Continued from
5 *the September 13, 2018 Planning Commission Meeting.*
6

7 Director Cardenas presented the staff report regarding the request to rezone 10.7 acres of property
8 to apply the BMU Overlay. He noted that the General Plan supports the change.
9

10 Chair Coombs opened the public hearing. There were no public comments. Chair Coombs closed
11 the public hearing.
12

13 **MOTION:** Commissioner Steele moved that the Planning Commission recommend that the City
14 Council APPROVE the request of McKay Christensen for the rezone of 10.7 acres by applying
15 The Boulevard Mixed-Use (BMU) Overlay Zone; and adopt the exhibits, conditions, and findings
16 contained in the staff report. Commissioner Hawkins seconded the motion. The Commissioners
17 unanimously voted “Aye”. The motion carried.
18

19 **ITEM 5** – Review and Approval of the Minutes from the September 13, 2018 Planning
20 Commission Meeting.
21

22 **MOTION:** Commissioner Phillips moved to APPROVE the minutes from the September 13,
23 2018 Planning Commission meeting. Commissioner Blake seconded the motion. The
24 Commissioners unanimously voted “Aye”. The motion carried.
25

26 **MOTION:** Commissioner Steele moved to adjourn. Commissioner Oborn seconded the motion.
27 The Commissioners unanimously voted “Aye”. The motion carried.
28

29 The meeting adjourned at 8:10 p.m.
30
31

32 _____
33 Planning Commission Chair
34

35 _____
36
37 Barbara Johnson, Planning Tech
38

39 _____
40 Date Approved