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PLEASANT GROVE CITY
PLANNING COMMISSION MEETING MINUTES
April 26, 2018

PRESENT: Chair Lisa Coombs, Commissioners Peter Steele, Matt Nydegger, Dustin Phillips, Jeffrey Butler, Bobbie Jo Blake, Sam Sanderson, and Tamara Oborn

ABSENT: Commissioner Jon Hawkins

STAFF: Community Development Director Daniel Cardenas, City Planner Julie Henry, Staff Engineer Shaun Hilton, Public Works Director Marty Beaumont, Building Tech Barbara Johnson, Planning Tech Kelly Evans

Chair Coombs 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 Sanderson moved to APPROVE the written agenda as part of public record. 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 Sanderson 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 the Request of Dennis Thayne for a Two-Lot Preliminary
2 Subdivision Plat called Nick’s Place Plat “B” on Property Located at 728 West 4000 North in the
3 R-R (Rural Residential) Zone. **MANILA NEIGHBORHOOD.**

4
5 City Planner, Julie Henry, presented the staff report and explained that there is an existing
6 subdivision on the property consisting of a stem and one lot. The applicant desired to extend the
7 stem and include a second lot to the north. Ms. Henry presented an aerial map and identified which
8 lots will be included in the plat. The application meets all requirements of the zone and flag lot
9 regulations and staff recommended approval.

10
11 Commissioner Blake asked about the existing structure on Lot 2. Mr. Henry explained that the
12 home on the lot already doesn’t conform to the side setback. Staff was not concerned because the
13 proposed plat will not make that structure any more non-conforming.

14
15 The applicant, Dennis Thayne, explained that he simply wants to add another lot to the subdivision
16 that they had done several years ago with the flag lot.

17
18 Chair Coombs opened the public hearing. There were no public comments. Chair Coombs closed
19 the public hearing.

20
21 **MOTION:** Commissioner Oborn moved that the Planning Commission forward a
22 recommendation of APPROVAL for the request of Dennis Thayne for the subdivision plat called
23 Nick’s Place Subdivision Plat “B” on property at approximately 728 West 4000 North, in the R-R
24 (Rural Residential) Zone; and adopt the exhibits, conditions, and findings contained in the staff
25 report and as modified by the conditions below:

- 26
27 1. All Final Planning, Engineering, and Fire Department requirements are met.

28
29 Commissioner Blake seconded the motion. The Commissioners unanimously voted “Aye”. The
30 motion carried.

31
32 **ITEM 2** – Public Hearing to Consider the Request of Bridget Taylor for a Conditional Use Permit
33 to Allow Agricultural Related Activities/Animal Husbandry Services on Property Located at 310
34 West 700 South in the MD (Manufacturing Distribution) Zone. **NORTH FIELD**
35 **NEIGHBORHOOD.**

36
37 Ms. Henry explained that the subject property is currently occupied by a company called Asphalt
38 Zipper, and the applicant would like to add a corral for horses in the back of the property. She
39 presented the site plan that was provided by the applicant. The proposed corral will be 100 feet
40 by 75 feet in size, and it will be located more than 75 feet away from any other structure. Because
41 the use does not have any specific conditions in the MD zone, Ms. Henry included conditions that
42 were found in the R-R zoning ordinance. Staff recommended approval of the request.

43
44 Community Development Director, Daniel Cardenas, reported that the applicant obtained written
45 consent from Asphalt Zipper to place a corral on the property, but he would like them to sign a

1 Property Owner’s Affidavit and provide it to the City. He requested that this be included as a
2 condition of approval.

3
4 Chair Coombs opened the public hearing. There were no public comments. Chair Coombs closed
5 the public hearing.

6
7 **MOTION:** Commissioner Steele moved that the Planning Commission APPROVE the request
8 of Bridget Taylor for a Conditional Use Permit to allow animal husbandry services on property
9 located at 310 West 700 South in the MD (Manufacturing Distribution) Zone; and adopt the
10 exhibits, conditions, and findings contained in the staff report and as modified by the conditions
11 below:

- 12
13 1. Accessory structures and enclosures used to house or keep animals must have a rear
14 yard of at least 20 feet and be located 75 feet from any neighboring structure occupied
15 by a primary use.
- 16
17 2. A Property Owner’s Affidavit is provided to the City.
- 18
19 3. All Final Planning, Engineering, and Fire Department requirements are met.

20
21 Commissioner Sanderson seconded the motion. The Commissioners unanimously voted “Aye”.
22 The motion carried.

23
24 **ITEM 3 – Public Hearing to Consider the Request of Larry Myler to Rezone 21.67 Acres in Order**
25 **to Apply the Grove Mixed Use Overlay (GMU) to Property Located at Approximately 1473 West**
26 **State Street in the Commercial and Mixed Housing Subdistricts of The Grove Zone. SAM**
27 **WHITE’S LANE NEIGHBORHOOD.**

28
29 Mr. Cardenas presented the staff report and explained that the proposal will apply the recently-
30 created GMU Overlay to the subject property. The property was currently under two different
31 subdistricts of The Grove Zone, and the overlay would essentially merge the two and allow for
32 flexibility in development. The overlay regulates residential and commercial uses by requiring
33 certain percentages of each. Staff recommended approval of the application.

34
35 The applicant, Larry Myler, commented that the project had been an interesting journey, but it was
36 a good experience. He thanked staff for working so well with him and his team.

37
38 Chair Coombs opened the public hearing.

39
40 Mack Oswald, the owner of Diamond Rental, asked why the house on the corner was not being
41 incorporated into the plan.

42
43 Mr. Cardenas stated that the parcel was under different ownership now, but they could apply for
44 the same overlay zone in the future.

1 Mr. Myler commented that he approached the property owner, but he was not willing to sell or be
2 involved at this time. They would like to acquire that parcel and incorporate it into the overall
3 development.

4
5 There were no further public comments. Chair Coombs closed the public hearing.

6
7 **MOTION:** Commissioner Oborn moved that the Planning Commission forward a
8 recommendation of APPROVAL for the request of Larry Myler to rezone 21.67 acres of property
9 located at approximately 1473 West State Street, to apply the Grove Mixed-Use Overlay (GMU);
10 and adopt the exhibits, conditions, and findings contained in the staff report, and as modified by
11 the condition below:

- 12
13 1. All final Planning, Engineering, and Fire Department requirements are met.

14
15 Commissioner Sanderson seconded the motion. The motion passed with unanimous consent of
16 the Commission.

17
18 **ITEM 4** – Review and Approval of the Minutes from the April 12, 2018 Planning Commission
19 Meetings.

20
21 **MOTION:** Commissioner Sanderson moved that the Planning Commission APPROVE the
22 minutes from the April 12, 2018 Planning Commission meeting. Commissioner Blake seconded
23 the motion. The Commissioners unanimously voted “Aye”. The motion carried.

24
25 **MOTION:** Commissioner Steele moved to adjourn. Commissioner Oborn seconded the motion.
26 The Commissioners unanimously voted “Aye”. The motion carried.

27
28 The meeting adjourned at 7:25 p.m.

29
30
31 _____
32 Planning Commission Chair

33
34 _____
35 Barbara Johnson, Planning Tech

36
37 _____
38 Date Approved