



1  
2  
3 PLEASANT GROVE CITY  
4 PLANNING COMMISSION MINUTES  
5 April 28, 2011  
6

7 **PRESENT:** Chair Jeff Cardon, Commissioners: Gail Christiansen, Dianna Andersen, And Robert  
8 Rainaldi.  
9

10 **Excused:** Commissioners: Brent Skipper, Steve Shrader and John Stevens

11 **Absent:** Dallin Nelson  
12

13 **STAFF:** Comm. Dev. Director Ken Young and Planning Tech Barbara Johnson.  
14

15 **6:30 p.m. Work Session**

16 Commissioners and staff will discuss the following:

17 (a) Commission Business

18 (b) Staff Business  
19

20 **7:00 p.m. Meeting**  
21

22 Chair Cardon welcomed everyone to the meeting and called the meeting to order at 7:00 pm. He said  
23 there were four Commissioners present and that makes a quorum. Everyone present will be voting.  
24 Commissioner Whetman entered the meeting at 7:12 pm.  
25

26 **ITEM 1 Commission Business:**

27 **a. Opening Remarks:** Commissioner Dianna Andersen

28 Chair Cardon said for the record that opening remarks does not have to be a prayer; it can be a quote  
29 or thought or comment. It is up to the person who is called on what they choose to do as opening  
30 remarks.  
31

32 Chair Cardon said this special meeting tonight is to hear Item 10 & 11 that was continued from the  
33 April 14, 2011 meeting, which is now Item 1 & 2 on tonight's agenda He said the Commission has  
34 been asked to continue Item 1.

35 **b. Agenda approval:**

- 36 • **MOTION:** Commissioner Christiansen moved to approve the written agenda  
37 and to continue Item 1 indefinitely. Commissioner Rainaldi seconded the  
38 motion, and the Commissioners unanimously voted, "Aye"  
39

**c. Staff Reports:**

- 1                                   • **MOTION:** Commissioner Christiansen moved to approve the Staff Reports as  
2 part of the public record. Commissioner Rainaldi seconded the motion, and the  
3 Commissioners unanimously voted, “Aye”

4 **d. Declaration of conflicts and abstentions from commission members:** There were  
5 none.  
6

7 Chair Cardon said Item 2 is a legislative matter for the members of the Commission to consider. He  
8 said as a legislative item it gives the members of the commission the maximum discretion that the  
9 members have in developing part of the city ordinances. Therefore it is highly appropriate to ask  
10 questions and to vote however you want.  
11

12 **ITEM 2 CONTINUED** Public Hearing from April 14, 2011 to consider approval of text amendments to  
13 Chapter 10-11E, Downtown Village Zone, of the Pleasant Grove City Code, regarding design standards for  
14 development in downtown Pleasant Grove. **OLD FORT, LITTLE DENMARK, and STRING TOWN**  
15 **NEIGHBORHOODS**  
16

17 Chair Cardon then turned the time over to Mr. Ken Young.  
18

19 Mr. Young gave the Commissioners a draft copy of the Pleasant Grove Downtown Village Design  
20 Standards and Guidelines. He said this document is about 1 ½ years of work from the Downtown  
21 Advisory Design Review Committee. This document is a guideline for both new development and  
22 redeveloped developments in the downtown area.  
23

24 Mr. Young said they want a theme for the development to follow the “Turn of the Century”  
25 architectural design styles.  
26

27 Mr. Young said he would like to go through the document page by page and if the commissioners  
28 have any questions or comments feel free to ask. He mentioned the *yellow high-lighted areas* in the  
29 document are proposed city code text amendments and will be put into ordinance form. (See  
30 attachment)  
31

32 *The Commissioners went through the document page by page.*  
33

34 Mr. Young said much of the information in this document came from the 1998 Design Guidelines for  
35 Historic Downtown through the efforts of the Pleasant Grove Historical Commission. The R/UDAT  
36 Study in 2006 and the update of the City’s General Plan adopted in 2007. (Page 6)  
37

38 Commissioner Christiansen said the Downtown Advisory Committee spent a lot of time debating the  
39 building height and decided the maximum height allowed for a structure shall be fifty five feet (55’).  
40 (Page 11)  
41

42 Chair Cardon asked if there would be a chance of a developer getting a variance if some of these  
43 requirements can’t be met. (Page 12)  
44

45 Commissioner Andersen asked if this document is just for Main Street and Center Street. Mr. Young  
46 said is for the Downtown Village Zone with boundaries from 300 East (west side) over to the railroad  
47 tracks and then down to State Street and up to Second North.

1  
2 Commissioner Andersen asked if the commissioners ever go on field trips. Chair Cardon said yes but  
3 it needs to be advertised as a Public Notice.

4  
5 Mr. Young said the committee had a lot of discussions on *color*. (Page 25)

6  
7 Chair Cardon asked what is the reason for denying rounded crown, umbrella or dome -style awnings.  
8 Mr. Young answered and said, “Rounded is more modern” and we want to stay with and preserve the  
9 historic look. (Page 29)

10  
11 The Commissioners talked a while about trees, the height, what size, spacing, etc. (Page 34)

12  
13 Mr. Young talked about the point system. He said each project will be reviewed by the Downtown  
14 Advisory Board Review Committee and points are awarded for each design based on the evaluation of  
15 the project. (Page 46)

16  
17 Mr. Young talked about the Civic Center and he said the City Council has finally decided on a good  
18 plan. Commissioner Whetman asked what the time frame was on the new Civic Center.

19  
20 Chair Cardon then opened the meeting to a public hearing. There were no comments during the public  
21 hearing. He then closed the public hearing and brought the discussion up to the Commission.

22  
23 Chair Cardon asked the commissioners what their thoughts were on this proposal tonight. He said he  
24 would like a little more to time to review this proposal before voting on it. He also said he would like  
25 the commissioners that were not at the meeting to have some time to review the proposal.

26  
27 Commissioner Christiansen said the only thing they need to review is the text that is  
28 high-lighted in yellow.

29  
30 Chair Cardon said he appreciated having a document like this and said it is very important to set a  
31 vision like this. He thanked Mr. Young for his hard work on preparing this document.

32  
33 Chari Cardon then called for a motion.

34  
35 **MOTION:**

36 **Commissioner Christiansen moved to continue this item to the next Planning Commission**  
37 **meeting and to instruct staff that all members of the Planning Commission receive a copy of the**  
38 **Pleasant Grove Downtown Village Design Standards and Guidelines proposal. Commissioner**  
39 **Andersen seconded the motion, and the Commissioners unanimously voted, “Aye”**  
40 **Motion carried.**

41 Review and approve the minutes from previous meetings.

42  
43 Commissioner Anderson said she looked at the April 14, 2011 minutes and said there where some  
44 corrections that needed to be made. The Commissioners talked about the minutes from previous  
45 meetings and then decided to wait until next meeting to approve all the minutes. Mrs. Johnson was  
46 asked to email all the minutes that needed to be approve to the commissioners.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46

**MOTION:**

Commissioner Christiansen moved to adjourn. Commissioner Rainaldi seconded the motion, and the Commissioners unanimously voted, “Aye”  
Motion carried.

Meeting adjourned at 8:20 pm

---

Jeff Cardon, Planning Commission Chair

---

Barbara Johnson, Planning Tech

---

Date Approved

---

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13

---