

Pleasant Grove



Utah's City of Trees

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3 **PLEASANT GROVE CITY**
4 **PLANNING COMMISSION MEETING MINUTES**
5 **MAY 9, 2024**
6

7 **PRESENT:** Chair Karla Patten, Commissioners Jeffrey Butler, Kenna Nelson, Denise Trickler,
8 Todd Fugal, Wendy Shirley
9

10 **STAFF:** Daniel Cardenas, Community Development Director; Jacob Hawkins, City Planner; Neal
11 Winterton, Public Works Director; Christina Gregory, Planning & Zoning Assistant; Magali
12 Acevedo, Administrative Assistant; Sean Cho, Staff Engineer
13

14 **EXCUSED:** Commissioners Jim Martineau, Dustin Phillips, Alicia Redding
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16 Chair Karla Patten called the meeting to order at 7:00 p.m.
17

18 **REGULAR SESSION**

19 **Commission Business:**

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22 **1. Pledge of Allegiance and Opening Remarks:** Commissioner Denise Trickler led the
23 Pledge of Allegiance. Commissioner Todd Fugal offered the opening remarks.
24

25 **2. Agenda Approval.**

- 26
27 • **MOTION:** Commissioner Fugal moved to APPROVE the agenda. Commissioner
28 Jeffrey Butler seconded the motion. The Commissioners unanimously voted
29 "Yes". The motion carried.
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31 **3. Staff Reports:**

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33 • **MOTION:** Commissioner Butler moved to APPROVE the Staff Reports as
34 written. Commissioner Wendy Shirley seconded the motion. The Commissioners
35 unanimously voted "Yes". The motion carried.
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37 **4. Declaration of Conflicts and Abstentions from Commission Members.**

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39 There were no declarations or abstentions.
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1 **Item 1 - Public Hearing: Preliminary Subdivision Plat--Parcel #14:054:0162**
2 **(Sam White's Lane Neighborhood)**

3 Public Hearing to consider the request of St. John's Properties for a 4-lot and 2-parcel preliminary
4 subdivision plat, called Valley Grove Business Park Plat 'P'. This subdivision is approximately
5 40.02 acres in size and is located on property identified with Parcel #14:054:0162 and bounded by
6 Valley Grove Way, Proctor Lane, I-15, and Pleasant Grove Boulevard, in The Grove Zone –
7 Interchange Subdistrict. (Administrative Item)

8
9 City Planner, Jacob Hawkins, presented the Staff Report and stated that the first two agenda items
10 that are identified by parcel numbers are the first development projects on the large property that
11 is adjacent to the freeway. He identified the following details about the plat:

- 12
- 13 • On an aerial map, he explained that the proposed plat area stretches from Pleasant Grove
14 Boulevard to Proctor Lane and contains approximately 40 acres that are divided into four
15 lots and two parcels.
- 16 • Access to the lots is primarily from Valley Grove Way and from a proposed frontage road
17 to be constructed by the Utah Department of Transportation ("UDOT"). There will be no
18 access from Pleasant Grove Boulevard since it ramps up into an overpass. On a plat map,
19 Planner Hawkins identified a private road that comes from a roundabout as well as the
20 access points on Valley Grove Way and the frontage road.
- 21 • The proposed hotel is to be located on Lot 34.
- 22 • Although the plat is large, the zoning requirements in The Grove Zone are minimal for
23 subdivisions in that there are no requirements for the lot area, width, or frontage. Most of
24 the zoning requirements for The Grove Zone take place at the site plan level.

25
26 Staff recommended approval of the proposed subdivision plat, with the condition that all zoning
27 and engineering requirements are met.

28
29 The applicant, Marty Beaumont was present on behalf of St. John Properties ("SJP") and stated
30 that they are excited to move forward with development. A site plan for the hotel and a few other
31 projects were submitted, which they expect to go before the Planning Commission shortly. The
32 major drainage channels going through the site are being addressed on the plats, and SJP is working
33 with the Public Works and Engineering Departments on utility easements and dedications as
34 needed by the City. Anticipated upcoming work includes major utility projects, ditches, and
35 meeting the water requirements.

36
37 Commissioner Shirley commented that all of the large plats have small areas of development and
38 asked if SJP's development approach is due to the drainage issues present and if they are taking
39 what will be the best future usage for the entire parcel into account. Mr. Beaumont explained that
40 SJP's development process includes specifically drawing odd-shaped lots to suit the proposed
41 building site. They will be taking the requirements for parking and access into account. Phase 6
42 uses the same process. Eventually, the entire area will be platted with lots throughout that are
43 site-specific. They will present a new plat for every site plan they want to move forward. The
44 entire site has a Preliminary Master Plan as is shown in the Development Agreement and they
45 continue to follow that plan. The property is being marketed with the master plan in mind.

1 Commissioner Shirley expressed concern that the freeway borders one side of the development.
2 Mr. Beaumont confirmed that they are aware of how the project looks and the accesses.

3
4 Chair Patten opened the public hearing. There were no public comments. The hearing was closed,
5 and the Chair invited the Commissioners to either continue the discussion regarding the item or
6 bring a motion if no further discussion was necessary.

7
8 **MOTION:** Commissioner Butler moved the Planning Commission recommend APPROVAL to
9 the City Council for the request of St. John's Properties for a 4-lot and 2-parcel preliminary
10 subdivision plat, located on Parcel #14:054:0162 in The Grove Interchange Subdistrict; and
11 adopting the exhibits, conditions, and findings of the Staff Report, and that all final Planning,
12 Engineering, and Fire Department requirements are met.

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14 Commissioner Fugal seconded the motion. The Commissioners unanimously voted "Yes". The
15 motion carried.

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17 **ITEM 2 – Public Hearing: Site Plan–Parcel #14:054:0162**
18 **(Sam White's Lane Neighborhood)**

19 Public Hearing to consider the request of Sequoia Development for a commercial site plan for a
20 hotel, located on property identified with Parcel #14:054:0162 and bounded by Valley Grove Way,
21 Proctor Lane, I-15, and Pleasant Grove Boulevard, in The Grove Zone – Interchange Subdistrict.
22 (Administrative Item)

23
24 Planner Hawkins presented the Staff Report and stated that the above item proposes a Commercial
25 Hotel Site Plan be located in The Grove-Interchange Subdistrict and Valley Grove Mixed Use
26 Overlay. This same plan came before the Planning Commission in August 2023 when the hotel
27 was originally intended to be located just north across the street. Since then, only the location has
28 changed. The building plans are unchanged. The following specific details of the site plan were
29 addressed:

- 30
- 31 • The hotel will have 143 units, which requires 143 parking spaces. Parking spaces for the
32 area are short 17 spaces; however, a Parking Agreement for the leftover spaces has been
33 established with the property to the south. With the extra spaces, the parking requirement
34 is met.
 - 35 • The setback requirements for Valley Grove Mixed Use Overlay are 10 feet from the
36 building foundation to the right-of-way excluding the area occupied by the gutter, curb,
37 park-strip, and sidewalks along local roads, including Valley Grove Way. There are no
38 specified setbacks from private roads and setbacks along the side and near property lines
39 are not required in The Grove Zone for non-residential uses abutting a residential zone.
 - 40 • For open space and landscaping, the applicant provides 28% of open space, as highlighted
41 in green, and 29 trees. The applicant is requesting to have fewer evergreen trees than the
42 typical requirement because the high water table in the area is toxic for evergreen trees.
43 Typically, 30% of all trees are to be evergreen. The applicant is requesting that they be
44 allowed to place only three evergreen trees.
 - 45 • The elevations and renderings, which remain unchanged, were shown.
 - 46 • The sides of the building were identified in relation to the street.

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2 Staff recommended approval.

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4 Commissioner Fugal asked why evergreen trees will be required if they are unable to survive in
5 the area. Planner Hawkins stated that the plan was to put in smaller evergreen trees that would be
6 able to survive. Commissioner Fugal stated that the requirement for evergreen trees should be
7 removed as a Code requirement under the circumstances. Planner Hawkins stated that the
8 Commission could include that in the recommendation.

9
10 Commissioner Nelson asked about the road access to the shared parking. Planner Hawkins stated
11 that initially there will be a private street to access the additional parking area. Once the
12 neighboring development is complete the private road will be paved and landscaped. The parking
13 area will extend to the property to the south through a Parking Agreement, which is already in
14 place.

15
16 Commissioner Trickler asked if the current Hyatt Hotel parking lot is ever full and if there would
17 be signs keeping other patrons from parking in the hotel lot. Planner Hawkins stated that the
18 applicant could better address that question. Commissioner Butler asked where the “one parking
19 space per room” requirement came from and asked about where the hotel staff will park.
20 Community Development Director, Daniel Cardenas stated that the one space, one room
21 requirement is what is being used for hotels in multiple cities. If the Commission wants a study
22 done, it can be accomplished.

23
24 The applicant, Alec Moffitt from Sequoia Development, stated that the one parking stall per room
25 requirement is adequate for hotels and is used as a standard in other jurisdictions. They find that
26 even this requirement creates overparking. Sequoia Development, which also manages the Hyatt
27 Hotel, finds occupancy to be 70 to 80 percent full. The parking requirement here will be more than
28 adequate. He commented that because the back of the building faces Valley Grove Way, they will
29 be changing the elevations slightly to make the building more appealing from that angle. They
30 will also provide more signage on the back of the building. Director Cardenas stated if the
31 Commission wants to see the subsequent changes before approval, that could be done. The
32 changes to be made are minimal and will be reviewed by the Design Review Board (“DRB”)
33 before coming to the City Council.

34
35 Chair Patten opened the public hearing. There were no public comments. The hearing was closed,
36 and the Chair invited the Commissioners to either continue the discussion regarding the item or
37 bring a motion if no further discussion was necessary.

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39 **MOTION:** Commissioner Fugal moved the Planning Commission recommend APPROVAL to
40 the City Council for the request of Sequoia Development for a commercial site plan for a hotel,
41 located on the proposed Lot 34 of Valley Grove Business Park Plat ‘P’ on property zoned The
42 Grove – Interchange Subdistrict; and adopting the exhibits, conditions, and findings of the Staff
43 Report, and as modified by the condition(s) below:

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- All Final Planning, Engineering, and Fire Department requirements are met.
 - All landscaping requirements are met with the exception that there are no evergreen trees required.

- Any changes to the design are to be reviewed and approved by the Design Review Board.

Commissioner Trickler seconded the motion. The Commissioners unanimously voted “Yes”. The motion carried.

**ITEM 3 – Public Hearing: Rezone–Located at 1330 North 100 East
(Scratch Grave Neighborhood)**

Public Hearing to consider a request from Ralph van der Beek for Jill Bigelow for a zone change from RR (Rural Residential) Zone to R1-10 (Single-Family Residential) Zone, on approximately 0.23 acres of land located at 1330 North 100 East. (Legislative Item)

Planner Hawkins presented the Staff Report and stated that the request is to rezone one lot from the Rural Residential (RR) Zone to R1-10 (Single-Family Residential) Zone. The lot is 10,012 square feet in size and fronts 100 East. The proposed lot meets the minimum area and width requirement of the proposed R1-10 Zone. With the proposed zone change, most of the permitted uses will remain the same. The one major change is that the applicant gives up the right to keep certain animals on the property in favor of having a smaller lot. The applicant intends to develop a subdivision and he is working with staff in that regard. The zoning map shows most of the surrounding property to be R1-10. The General Plan designates the area as Single-Family Low Density, which includes R1-15, R1-12, and R1-10. As the requested zone change conforms to the General Plan and is compatible with the surrounding property, staff recommended approval.

Commissioner Butler asked for clarification regarding which of the three lots shown are under discussion as two of the lots (including a flag lot) appear to face 100 East. Planner Hawkins identified the area being rezoned on a map and commented that the existing east-facing home is on the flag lot, however, it has no direct access to 100 East. Future development of the area was being considered.

The applicant, Ralph van der Beek was present and explained that the action was being taken on behalf of his mother and father-in-law who live in the home just east of the proposed lot. He stated that this would be part of their retirements. In the future, there will be a barn containing pickleball courts.

Chair Patten opened the public hearing. There were no public comments. The hearing was closed, and the Chair invited the Commissioners to either continue the discussion regarding the item or bring a motion if no further discussion was necessary.

MOTION: Commissioner Butler moved the Planning Commission recommend APPROVAL to the City Council for the request of Ralph van der Beek for the rezone of 0.23 acres of land located at 1330 North 100 East from the Rural Residential Zone to the R1-10 Zone; and adopting the exhibits, conditions, and findings of the Staff Report.

Commissioner Nelson seconded the motion. The Commissioners unanimously voted “Yes”. The motion carried.

1 **ITEM 4 – Review and Approve the Minutes from the April 25, 2024, Meeting.**

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3 **MOTION:** Commissioner Fugal moved to APPROVE the minutes from April 25, 2024, as
4 written. Commissioner Butler seconded the motion. The Commissioners unanimously voted
5 “Yes”. The motion carried.

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7 **MOTION:** There was a motion by Commissioner Shirley to ADJOURN the meeting. The
8 Commissioners unanimously voted “Yes”. The motion carried.

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10 The Planning Commission Meeting adjourned at 7:35 PM.

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Planning Commission Chair

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Christina Gregory, Planning & Zoning Assistant

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5-23-2024

Date Approved