

Pleasant Grove



Utah's City of Trees

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3 **PLEASANT GROVE CITY**
4 **PLANNING COMMISSION MEETING MINUTES**
5 **JUNE 13, 2024**
6

7 **PRESENT:** Chair Karla Patten, Commissioners Dustin Phillips, Jim Martineau, Alicia Redding,
8 Denise Trickler, Kenna Nelson
9

10 **STAFF:** Daniel Cardenas, Community Development Director; Jacob Hawkins, City Planner;
11 Aaron Wilson, City Engineer; Christina Gregory, Planning & Zoning Assistant; Magali Acevedo,
12 Administrative Assistant
13

14 **EXCUSED:** Commissioners Jeffrey Butler, Todd Fugal, Wendy Shirley
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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 Jim Martineau offered the opening remarks.
24

25 **2. Agenda Approval.**

- 26
27 • **MOTION:** Commissioner Alicia Redding moved to APPROVE the agenda.
28 Commissioner Martineau seconded the motion. The Commissioners unanimously
29 voted "Yes". The motion carried.
30

31 **3. Staff Reports:**

- 32
33 • **MOTION:** Commissioner Martineau moved to APPROVE the Staff Reports.
34 Commissioner Kenna Nelson 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.
40
41

1 **ITEM 1 - Public Hearing: Vicinity Plan Amendment – Located at approx. 184 W 200 N**
2 **(Little Denmark Neighborhood)**

3 Public Hearing to consider the request of Mustang Design for a vicinity plan amendment, located
4 at approximately 184 West 200 North in the Downtown Village Zone - Transitional Subdistrict.
5 (Legislative Item)

6
7 **ITEM 2 – Public Meeting: Preliminary Subdivision Plat – Located at approx. 184 W 200 N**
8 **(Little Denmark Neighborhood)**

9 Public Meeting to consider the administrative request of Mustang Design for a 21-lot preliminary
10 residential subdivision plat, called Autumn Thyme Subdivision Plat 'A' on 4.198 acres, located at
11 approximately 184 West 200 North in the Downtown Village Zone - Transitional Subdistrict.
12 (Administrative Item)

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14 The above two items were heard together but voted on separately.

15
16 City Planner, Jacob Hawkins, presented the Staff Report and stated that the first item was a vicinity
17 plan amendment just north of Center Street along 200 West. The existing vicinity plan shows 200
18 North connecting all the way through the project. The applicant is proposing a cul-de-sac due to
19 private property preventing them from making that connection. Both the existing and the proposed
20 vicinity plans were displayed.

21
22 The second item presented was a 21-lot subdivision plat and the site plan was displayed. The
23 current requirements in the Downtown Village – Transitional Zone require each lot to have a
24 minimum of 5,000 square feet for duplexes and a lot width of not less than 50 feet. Each of the
25 proposed lots meets these two requirements.

26
27 Commissioner Martineau asked Planner Hawkins to clarify the layout of the driveways as shown
28 on the site plan. Each duplex will have a 20-foot driveway in front of the garage to allow for
29 additional parking outside of the garage.

30
31 Commissioner Martineau asked Engineer Aaron Wilson to confirm there would be adequacy of
32 service due to the length of the cul-de-sac. Engineer Wilson commented that he and staff have
33 reviewed the connectivity to city services and they will be able to provide adequate services.
34 However, this project will not be required to connect directly to the storm drain and has been
35 designed to slope towards an existing drain.

36
37 Commissioner Dustin Phillips asked Planner Hawkins to confirm that the zone is approved for a
38 6,000 square foot lot size. Planner Hawkins clarified that the Downtown Village Zone requires a
39 minimum lot size of 5,000 square feet.

40
41 Chair Patten invited the applicant to come up for comment. The property owner, James Hancock,
42 was present and stated that he has been working on this project with Mustang Design.

43
44 Commissioner Redding asked about connecting the development to 100 West with a pedestrian
45 walkway. She mentioned that this was discussed with the Planning Commission when the project
46 came through for the rezone in August of 2023. Mr. Hancock stated that it was his understanding

1 that the pedestrian access was not required for approval. Commissioner Redding clarified that she
2 was not asking as a condition of approval but as an amenity to the project's future residents.

3
4 Commissioner Trickler asked if these duplexes will be primarily rentals or if they intend to sell
5 them. Mr. Hancock clarified that their intent is to sell these homes as a way to address the housing
6 crisis and he already has a waiting list of about 15 people that have expressed interest.
7 Commissioner Phillips asked about the anticipated price point per unit and Mr. Hancock said that
8 the pricing has yet to be determined but the range he is considering is somewhere between
9 \$385,000 to \$485,000.

10
11 Chair Patten opened the public hearing. There were no public comments, and the hearing was
12 closed. The Chair invited the Commissioners to either continue the discussion regarding the item
13 or bring a motion if no further discussion was necessary.

14
15 **MOTION:** Commissioner Martineau moved the Planning Commission forward a positive
16 recommendation of APPROVAL the request of Mustang Design for a Vicinity Plan Amendment
17 for property located at approximately 184 West 200 North in the Downtown Village – Transitional
18 Subdistrict; and adopting the exhibits, conditions, and findings of the staff report, and as modified
19 by the condition(s) below:

- 20
21 1. All Final Planning, Engineering, and Fire Department requirements are met.

22
23 Commissioner Redding seconded the motion. The Commissioners unanimously voted "yes". The
24 motion carried.

25
26 **MOTION:** Commissioner Phillips moved the Planning Commission forward a positive
27 recommendation of APPROVAL for the request of Mustang Design for a 21-lot preliminary
28 subdivision plat, located at approximately 184 West 200 North in the Downtown Village –
29 Transitional Subdistrict; and adopting the exhibits, conditions, and findings of the staff report, and
30 as modified by the conditions below:

- 31
32 1. All Final Planning, Engineering, and Fire Department requirements are met.

33
34 Commissioner Redding seconded the motion. The Commissioners unanimously voted "yes". The
35 motion carried.

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37 **ITEM 3 – Review and Approve the Minutes from the May 23, 2024, Meeting.**

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39 Chair Patten continued the review and approval of the Planning Commission Meeting Minutes to
40 the June 27, 2024 meeting.

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42 **MOTION:** Commissioner Phillips moved to ADJOURN. The Commissioners unanimously
43 voted "Yes". The motion carried. The Planning Commission Meeting adjourned at approximately
44 7:14 p.m.

1 
2 Planning Commission Chair

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6 Christina Gregory, Planning & Zoning Assistant

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8 6-27-2024
9 Date Approved