



**PLEASANT GROVE CITY
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 13, 2025**

PRESENT: Chair Alicia Redding, Commissioners Jeffrey Butler, Todd Fugal, Jim Martineau, Karla Patten, Wendy Shirley, Denise Trickler

STAFF: Daniel Cardenas, Community Development Director; Paul Douglass, Planning Technician; Christina Gregory, Planning & Zoning Assistant; Magali Acevedo, Administrative Assistant

EXCUSED: Commissioners Dustin Phillips, Kenna Nelson

Chair Alicia Redding called the meeting to order at 7:00 p.m.

REGULAR SESSION

Commission Business:

1. **Pledge of Allegiance and Opening Remarks:** Commissioner Denise Trickler led the Pledge of Allegiance. Commissioner Jeffrey Butler offered the opening remarks.

2. **Agenda Approval.**

- **MOTION:** Commissioner Karla Patten moved to APPROVE the Agenda. Commissioner Jim Martineau seconded the motion. The Commissioners unanimously voted "Yes". The motion carried.

3. **Staff Reports:**

- **MOTION:** Commissioner Jeffrey Butler moved to APPROVE the Staff Reports. Commissioner Wendy Shirley seconded the motion. The Commissioners unanimously voted "Yes". The motion carried.

4. **Declaration of Conflicts and Abstentions from Commission Members.**

There were no declarations or abstentions.

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2 Commissioner Butler asked if the materials being picked up and dropped off would be by contractors.
3 Mr. Linquist said that it is correct but they will not have a lot of material being picked up at their
4 building since his team will be picking up materials directly from their suppliers and then dropping it
5 at the job site. There may be times when they bring materials to their building to store it until it is
6 ready to go back out and they will store those materials within the building.
7

8 Commissioner Martineau asked what type of siding products they would be selling. Mr. Linquist said
9 they don't sell stucco but any other siding material including ACM, fiber cement, vinyl, wood, and
10 aluminum composite panels. Commissioner Martineau asked if there would be any noise coming
11 from their equipment. Mr. Linquist stated that some of their trailers have a portable brake; it's a 10
12 foot Tapco brake on the trailer. It's extremely quiet and hand operated. In his 25 years of being in
13 business, he has never had anyone fabricate that material at the warehouse; they will take it out and
14 do it onsite.
15

16 Director Cardenas wanted to confirm for the record that Use #6600 is for professional service/office
17 with storage and manufacturing is not permitted within the zone. There are two businesses that the
18 applicant has proposed: (1) Use #5212 and (2) Use #6600. There is a numbering system for uses. The
19 first number tells the type of business; the 5 is for retail and the 6 is for professional services.
20

21 Commissioner Trickler asked if regular customers can come in to purchase materials. Mr. Linquist
22 replied in the affirmative.
23

24 Commissioner Martineau inquired what percentage of his business is retail. Mr. Linquist said they
25 don't have a lot of clients coming in, it's a newer business, and at best it is about 50/50 now. He
26 anticipates the retail side growing substantially. For the second business, Siding Solutions, they
27 generally go out in the field and install those materials onsite. Anybody can come and purchase retail
28 products from them, an individual homeowner or a licensed contractor.
29

30 Public Hearing was opened. No public was in attendance, so the public hearing was closed.
31

32 **MOTION:** Commissioner Denise Trickler moved that the Planning Commission APPROVE the
33 request of David Lindquist to permit Use 6600 – Contract Construction Services, on property zoned
34 the General Commercial (C-G) Zone, located at 323 West Industrial Drive; and adopting the exhibits,
35 conditions, and findings of the Staff Report, and as modified by the condition(s) below:
36

- 37 1. No street parking is permitted.
- 38 2. All storage of materials shall be indoors.
- 39 3. All final Planning, Engineering, and Fire Department requirements are met.
40

41 Commissioner Jim Martineau seconded the motion. The Commissioners unanimously voted "Yes".
42 The motion carried.
43

44 **ITEM 2 – Public Hearing: Code Text Amendment – Section 10-11D-2-C: Permitted Uses in**
45 **the Commercial Sales-2 (CS-2) Zone**
46 **(City Wide)**
47

Public Hearing to consider the request of Shellena Tietjen to amend City Code Section 10-11D-2-C,

1 by modifying the provisions and requirements for permitted principal uses within the Commercial
2 Sales-2 (CS-2) Zone to permit Use #6519 – Other medical and health services, NEC, including
3 massage therapists. (Legislative Item)

4 ****ITEM CONTINUED TO 2/27/2025****

6 **ITEM 3 – Discussion regarding Moderate Income Housing plan for Pleasant Grove City**

8 Director Cardenas recounted that in July 2024, the Planning Commission forwarded a
9 recommendation of approval to City Council for the adoption of five strategies and benchmarks for
10 how Pleasant Grove City is going to report to the state. That was passed and has replaced the plan
11 that was reported for 2024. To create an easier system to work and report on this plan, Staff has
12 recommended the creation of a five-person committee to oversee the Moderate Income Housing
13 plan. The committee will not approve the plan but will do the work. Director Cardenas has proposed
14 three Planning Commission members: Alicia Redding, Jim Martineau, and Dustin Phillips; and he
15 will be choosing two members from City Council members to work on the plan for 2025.

17 **MOTION:** Commissioner Karla Patten moved to APPROVE the selection of Commissioner Phillips,
18 Commissioner Martineau, and Commissioner Redding as three out of the five members of the
19 committee for the Moderate Income Housing plan for 2025. Commissioner Jeffrey Butler seconded
20 the motion. The Commissioners unanimously voted “Yes”. The motion carried.

22 Director Cardenas offered that all Planning Commissioners can participate in the process and that
23 periodic updates will be provided to the Planning Commission as Pleasant Grove City works towards
24 a plan to present to City Council and ultimately to the state.

26 **ITEM 4 – Review and Approve the Minutes from the January 9, 2025 Meeting**

28 **MOTION:** Commissioner Jim Martineau moved to APPROVE the minutes from January 9, 2025.
29 Commissioner Karla Patten seconded the motion. The Commissioners unanimously voted “Yes”.
30 The motion carried.

32 **MOTION:** Commissioner Martineau moved to ADJOURN. The Commissioners unanimously voted
33 “Yes”. The motion carried.

35 The Planning Commission Meeting adjourned at 7:22 p.m.

37 

39 Planning Commission Chair

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43 Christina Gregory, Planning & Zoning Assistant

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46 Date Approved