

# Pleasant Grove



Utah's City of Trees

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3 **PLEASANT GROVE CITY**  
4 **PLANNING COMMISSION MEETING MINUTES**  
5 **JUNE 26, 2025**

6  
7 **PRESENT:** Chair Alicia Redding, Commissioners Todd Fugal, Jim Martineau, Wendy Shirley,  
8 Kenna Nelson

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10 **STAFF:** Daniel Cardenas, Community Development Director; Jacob Hawkins, City Planner;  
11 Christina Gregory, Planning & Zoning Assistant, Olivia Gardner, Administrative Assistant  
12

13 **EXCUSED:** Commissioners Dustin Phillips, Jeffrey Butler, Karla Patten, Denise Trickler  
14

15 Chair Alicia Redding called the meeting to order at 7:00 p.m.  
16

17 **REGULAR SESSION**  
18

19 **Commission Business:**  
20

21 **1. Pledge of Allegiance and Opening Remarks:** Commissioner Fugal led the Pledge of  
22 Allegiance.  
23

24 **2. Agenda Approval.**  
25

- 26 • **MOTION:** Commissioner Martineau moved to APPROVE the agenda, as  
27 amended with a continuation of Item 1 to the July 10, 2025, Planning Commission  
28 meeting. Commissioner Fugal seconded the motion. The Commissioners  
29 unanimously voted "Yes". The motion carried.  
30

31 **3. Staff Reports:**  
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- 33 • **MOTION:** Commissioner Shirley moved to APPROVE the Staff Reports.  
34 Commissioner Fugal seconded the motion. The Commissioners unanimously voted  
35 "Yes". The motion carried.  
36

37 **4. Declaration of Conflicts and Abstentions from Commission Members.**  
38

39 There were no declarations or abstentions.  
40

**ITEM 1 - Public Hearing: Code Text Amendment – Section 10-14-25-2: Permitted, Conditional, and Accessory Uses in The Grove Business Park Overlay (City Wide)**

Public Hearing to consider the request of St. John Properties to amend City Code Section 10-14-25-2: Permitted, Conditional, and Accessory Uses in the Grove Business Park (GBP) Overlay, by modifying the provisions and requirements for permitted principal uses within the Grove Business Park Overlay, to add a series of multiple new uses or categories to the list of permitted uses within the overlay zone. (Legislative Item)

This item was continued to the July 10, 2025, Planning Commission meeting.

**ITEM 2 - Public Hearing: Code Text Amendment – Section 10-14-24-1-C-2: Permitted Principal Uses in The Grove Commercial Sales Subdistrict (City Wide)**

Public Hearing to consider the request of St. John Properties to amend City Code Section 10-14-24-1-C-2: Permitted Principal Uses in The Grove Commercial Sales Subdistrict, by modifying the provisions and requirements for permitted principal uses within The Grove Commercial Sales Subdistrict, to permit Use #6250 – Apparel Repair, Alteration and Cleaning Pickup Services, Shoe Repair Services. (Legislative Item)

City Planner, Jacob Hawkins, presented the Staff Report and reported that the Code Text Amendment would add Use 6250 to the list of Permitted Uses in The Grove Commercial Sales Zone. It is a general category that includes apparel repair and alteration, cleaning pickup, and shoe repair services. The applicant requested the use so a dry cleaning and laundromat business can open in one of their buildings located along North County Boulevard.

Planner Hawkins reported that the Land Use Code Numbers are listed on the Pleasant Grove website under Community Development and categorizes all types of uses in the city.

Use 6250 is a more general use code that includes the following list of additional uses:

- 6251 Pressing, alteration, and garment repair
- 6252 Laundry and dry cleaning pickup services (only)
- 6253 Fur repair and storage
- 6254 Shoe repair, shoe shining, and hat cleaning
- 6256 Locker rental, locker clubs

If Use 6250 is approved, all of the above would be approved Permitted Uses in the zone.

The Use Code 6250 is currently permitted in the Commercial Sales, Commercial Sales 2, Downtown Village Commercial, The Grove Mixed Housing, The Grove Business Park Overlay, Manufacturing Distribution, and Neighborhood Commercial Zones. Many of these zones are similar to The Grove Commercial Sales Subdistrict, as they are largely commercial in nature. The proposed use is low impact, with a focus on personal service elements. A key consideration for Staff is that the use is complementary to adjacent residential uses, which is why it was included in The Grove Mixed Housing Subdistrict. With the establishment of the Valley Grove Mixed Use Overlay and the planned construction of up to 1,100 residential units nearby, Staff recommended approval of the proposed Code Text Amendment.

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2 Community Development Director, Daniel Cardenas, stated that the applicant is proposing Use  
3 Code 6250 which is a category of uses. The Use 6252, Laundry and dry-cleaning pickup services  
4 (only) which would allow for drop-off laundry and dry-cleaning services, but not a coin-operated  
5 laundromat. He cannot recall the last time he saw fur repair and storage as a proposed use nor has  
6 he seen locker rental or locker clubs. The Planning Commission would have multiple options to  
7 recommend approval of the entire category of uses by approving Use 6250, specifically approve  
8 Use 6252, or make exceptions to exclude some subcategories.  
9

10 Commissioner Martineau noted that if the approved use was limited to Use 6252, then Use 6251  
11 should also be included as pressing, alteration, and garment repair services are often offered by  
12 dry cleaners. Director Cardenas clarified, and had confirmed with the applicant, that the  
13 application was for Use 6250 which includes the entire category of uses.  
14

15 Chair Redding opened the public hearing. There were no public comments. The public hearing  
16 was closed. The Chair invited the Commissioners to either continue the discussion regarding the  
17 item or bring a motion if no further discussion was necessary.  
18

19 Commissioner Martineau recalled the old Smith Brothers grocery store on Main and First that had  
20 lockers that could be rented for cold storage of meats which is where Use Code 6256 came from.  
21 It is an old use from when people butchered their own animals and needed to store the meat.  
22 Commissioner Shirley stated that she was in favor of approving the full category. Commissioner  
23 Fugal agreed, as the uses are complementary and none would feel out of place in the location.  
24

25 Director Cardenas stated that the applicant was unable to attend the meeting due to an emergency  
26 but was communicating with him via text message. He stated that he would be comfortable with  
27 excluding Use 6256. Commissioner Nelson stated that it is generally used for storage lockers at  
28 gyms and amusement parks. Director Cardenas clarified that the lockers could be used for any  
29 type of small storage of things. The Commission discussed the advantages and disadvantages of  
30 allowing the entire use category.  
31

32 **MOTION:** Commissioner Fugal moved that the Planning Commission forward a  
33 recommendation of APPROVAL to the City Council for the proposed amendments to City Code  
34 Section 10-14-24-1-C2: Permitted Principal Uses in The Commercial Sales Subdistrict, by adding  
35 Use 6250 (Apparel Repair, Alteration and Cleaning Pickup Services, Shoe Repair Services), to the  
36 list of Permitted Uses in The Grove Commercial Sales Subdistrict; and adopting the exhibits,  
37 conditions, and findings of the Staff Report, and as modified by the condition below:  
38

- 39 1. All final Planning, Engineering, and Fire Department requirements are met.  
40

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

**ITEM 3 - Public Hearing: Code Text Amendment – Section 10-13D-3-E: Conditional Uses in the Rural Commercial Overlay (RCO) Zone (City Wide)**

Public Hearing to consider the request of Page Westover to amend City Code Section 10-13D-3-E: Conditional Uses in the Rural Commercial Overlay (RCO) Zone, by amending the qualifying provisions for Use #5811 – Restaurants. (Legislative Item)

Planner Hawkins presented the Staff Report and reported that the applicant owns the Snuck Farm property at 504 West 1100 North. The property is in the R-1-8 Zone and has the Residential Agricultural and Rural Commercial Overlays. The Rural Commercial Overlay allows restaurants as a Conditional Use.

The property includes a farm stand that was built in 2018. It became very popular, and customers began parking on 1100 North. In 2023, the applicant applied for a minor Site Plan Amendment to add a parking pad with eight parking spaces. In May 2025, the applicant applied for a Building Permit to build an addition for a seating area so people can purchase food from the stand and eat at the location, which is classified as a restaurant.

Currently, the Rural Commercial Overlay only permits restaurants to be located on 2600 North because that is the location of Stone Gate Weddings & Events. That is the only provision of the zone that the property does not meet, and the proposed Code Text Amendment would modify that specific provision to also allow for restaurants on 1100 North. If approved, the amendment would apply to all properties in the Rural Commercial Overlay.

The purpose of the Rural Commercial Overlay Zone is to promote the redevelopment, beautification, and community-oriented commercial use of properties in rural areas of Pleasant Grove while maintaining the very low-density residential character of the area. To protect the general welfare of residential neighborhoods, it is intended that most commercial uses are located in commercial zones instead of residential zones, except for certain Home Occupations and limited uses in certain overlays such as the Rural Commercial Overlay. While limited commercial uses are permitted, extra consideration should be given to proposed conditional uses in close proximity to residential uses. Nodes within the Rural Commercial Overlay have the capacity to offer small commercial services to surrounding residential neighborhoods without being as intense as a typical commercial zone.

Staff determined that if allowed, restaurants should be solely located along collector roads with a minimum of two lanes such as 2600 North and 1100 North. Planner Hawkins reviewed the Transportation Master Plan, which identifies planned collector roads in the City as established by the Engineering Department. Both 2600 North and 1100 North are planned to be three lanes wide. As such, Staff recommended approval of the proposed Code Text Amendment with the condition that if restaurants are to be permitted in the Rural Overlay Zone, such restaurants should be limited to along those two roads.

Planner Hawkins clarified that the proposed Code Text Amendment would not remove restaurants from the list of Conditional Uses. The applicant would also need to apply for a Conditional Use Permit for the restaurant and provide a proposed Site Plan which would be considered at that time.



1 Director Cardenas explained that the discussion is not about a specific property at this time. This  
2 CodeText Amendment is to amend the conditions required for a restaurant to be established within  
3 the Rural Commercial Overlay Zone; which currently has only the following three conditions:

- 4
- 5 a) Sites must have frontage along 2600 North.
- 6 b) A minimum of two acres is required for restaurant sites.
- 7 c) The square footage of the restaurant designated for food service shall be determined and  
8 limited by the number of legal parking spaces provided on site.  
9

10 The Planning Commission was asked to consider whether to expand the first condition to allow  
11 for restaurants on 1100 North. At the Commission's discretion, they could also discuss  
12 recommending additional conditions. Director Cardenas reported that any restaurant use in the  
13 zone would still be required to go through the Conditional Use Permit process and provide a  
14 proposed Site Plan to be presented at the time of the Conditional Use Permit.  
15

16 In response to a question from Commissioner Fugal, Director Cardenas clarified that the only  
17 conditions that could be applied to a Conditional Use Permit would be those listed for the zone.  
18 New conditions could not be imposed unless they are already established elsewhere in City Code  
19 regarding commercial uses. If more conditions were deemed necessary, they should be proposed  
20 at the time the Code Text Amendment is being considered.  
21

22 Commissioner Martineau asked if conditions needed to be applied regarding things like signage  
23 or lighting to prevent, for example, a neon sign in a residential area, or if other City regulations  
24 would govern those items. Director Cardenas stated that the City's rules regarding things like  
25 signage would apply to the use. New conditions that are not already present in City Code could  
26 not be imposed.  
27

28 The applicant, Paige Westover, stated that Director Cardenas and Planner Hawkins did an excellent  
29 job of researching and describing the history of her property and the need for the Code Text  
30 Amendment. Due to the nature of the farm, space for expansion is limited, so their goal is to  
31 expand the shop slightly. They created more parking than required, given the current size of the  
32 farm stand, because their intent is to be an asset to the community, not a nuisance. She noted that  
33 people already linger to eat their purchases.  
34

35 In response to a question from Commissioner Shirley, Ms. Westover reported that they have a  
36 sandwich board sign to indicate when the stand is open, as well as wood and metal directional  
37 signage and two temporary exit signs. The expansion is intended to create a better customer  
38 experience. They want to keep the quaint feel of the farm stand but install a bathroom, upgrade  
39 the HVAC, and add storage, as well as space for customers to eat their purchases and socialize.  
40 They do not anticipate a large increase in the number of customers.  
41

42 Commissioner Martineau asked about the average number of customers. Ms. Westover stated that  
43 it fluctuates throughout the day, but on average, there are three to four cars in the parking lot at a  
44 time. There is parking for eight cars.  
45

46 Chair Redding opened the public hearing.  
47

1 *Jean Jence* stated that she lives directly adjacent to the property. She has known Ms. Westover  
2 since she was born, and she is a very stalwart, upfront, and honorable person. Ms. Westover's  
3 neighbors supported the application. They had not been negatively affected by traffic or parking  
4 at the farm stand.

5  
6 There were no further public comments. The public hearing was closed. The Chair invited the  
7 Commissioners to either continue the discussion regarding the item or bring a motion if no further  
8 discussion was necessary.

9  
10 Commissioner Nelson asked if signage requirements should be added to ensure that any signage  
11 is unobtrusive, so it still feels like a residential area. Chair Redding clarified that the City's signage  
12 standards would apply. The standards apply to the entire City. Planner Hawkins reported that  
13 signage in residential zones is extremely limited. Certain signs, like entry and exit signs, are  
14 exempt.

15  
16 Commissioner Shirley stated that she was not concerned with traffic as long as there is a clear  
17 entry and exit and adequate parking. Chair Redding noted that they would only be adding 1100  
18 North to the allowed locations in the overlay.

19  
20 In response to a question from Commissioner Nelson, it was reported that there are a few other  
21 properties in the zone that would be large enough for a restaurant. Commissioner Fugal asked if  
22 other restrictions are in place that would prevent a large commercial restaurant from purchasing  
23 property and opening in the zone. Director Cardenas stated that as long as the restaurant met the  
24 conditions of the zone, it would be allowed. He assumed that a large restaurant would want a large  
25 sign, and they would be limited to one that is four square feet in size.

26  
27 In response to a question, Director Cardenas clarified that any conditions that were included for  
28 things like size and hours would only apply to the restaurant use in the Rural Commercial Overlay  
29 Zone and would not affect the wedding venue. Ordinances regarding noise and light are already  
30 established.

31  
32 **MOTION:** Commissioner Martineau moved that the Planning Commission forward a  
33 recommendation of APPROVAL to the City Council for the request of Page Westover, to amend  
34 City Code Section 10-13D-3-E: Conditional Uses in the Rural Commercial Overlay (RCO) Zone,  
35 by amending the qualifying provisions for Use #5811 – Restaurants; and adopting the exhibits,  
36 conditions, and findings of the Staff Report, and as modified by the condition below:

- 37  
38 1. All final Planning, Engineering, and Fire Department requirements are met.

39  
40 Commissioner Nelson seconded the motion. The Commissioners unanimously voted "Yes". The  
41 motion carried.

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43 **ITEM 4 – Review and Approve the Minutes from the June 2, 2025, Special Meeting.**

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45 **MOTION:** Commissioner Nelson moved to APPROVE the minutes from the June 2, 2025,  
46 Special Meeting. Commissioner Martineau seconded the motion. The Commissioners  
47 unanimously voted "Yes". The motion carried.

1 **ITEM 5 – Review and Approve the Minutes from the June 12, 2025, Meeting.**

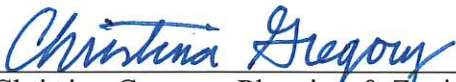
2  
3 **MOTION:** Commissioner Shirley moved to APPROVE the minutes from June 12, 2025.  
4 Commissioner Fugal seconded the motion. The Commissioners unanimously voted “Yes”. The  
5 motion carried.

6  
7 **MOTION:** Commissioner Fugal moved to ADJOURN. The Commissioners unanimously voted  
8 “Yes”. The motion carried.

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10 The Planning Commission Meeting adjourned at 7:41 PM.

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15 \_\_\_\_\_  
16 Planning Commission Chair

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18 

19 \_\_\_\_\_  
20 Christina Gregory, Planning & Zoning Assistant

21 

22 \_\_\_\_\_  
Date Approved