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3 **PLEASANT GROVE CITY**  
4 **PLANNING COMMISSION MEETING MINUTES**  
5 **JULY 23, 2025**  
6

7 **PRESENT:** Chair Alicia Redding, Commissioners Jeffrey Butler, Jim Martineau, Karla Patten,  
8 Wendy Shirley, Denise Trickler  
9

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

13 **EXCUSED:** Commissioners Dustin Phillips, Todd Fugal, Kenna Nelson  
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 Karla Patten led the Pledge of  
22 Allegiance.  
23

24 **2. Agenda Approval.**  
25

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

30 **3. Staff Reports:**  
31

- 32 • **MOTION:** Commissioner Denise Trickler moved to APPROVE the Staff Reports.  
33 Commissioner Patten seconded the motion. The Commissioners unanimously voted  
34 "Yes". The motion carried.  
35

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

38 There were no declarations or abstentions.  
39

1 **ITEM 1 – Public Hearing: Conditional Use Permit – Located at 504 West 1100 North**  
2 **(North Field Neighborhood)**

3 Public Hearing to consider the request of Page Westover for a Conditional Use Permit to permit  
4 Use #5811–Restaurants on property located at approximately 504 West 1100 North in the R1-8  
5 (Single-Family Residential) Zone. (Administrative Item)  
6

7 Community Development Director, Daniel Cardenas, presented the Staff Report and reported that  
8 restaurants are permitted as a Conditional Use in the Rural Commercial Overlay (“RCO”) zone. The  
9 subject property is also in the Residential Agricultural Overlay (“RAO”) zone, which allows Snuck  
10 Farms to grow crops on the property. The RCO zone allows them to sell the produce at the on-site  
11 farm stand on 1100 North. The application was to allow a restaurant on the property.  
12

13 Conditional Use Permits (“CUP”) are issued if certain conditions are met, and the RCO zone allows  
14 restaurants subject to the following conditions:  
15

- 16 1. The property must be at least two acres in size.
- 17 2. The use is only allowed on properties fronting 1100 North and 2600 North.
- 18 3. Appropriate parking must be provided.  
19

20 Director Cardenas presented an aerial view of the property and indicated that there is a parking area  
21 with eight parking stalls near the existing farm stand. The Concept Plan was then reviewed, showing  
22 the proposed addition and pergola. One parking stall is required per 3.5 chairs, as well as one stall  
23 for every 200 square feet of gross retail space. The maximum allowed seating with eight parking  
24 stalls is 10 chairs. Any increase would require additional parking.  
25

26 Staff visited the property and witnessed customers parking on 1100 North to access the farm stand,  
27 which is not permitted. All parking must be on-site. Director Cardenas recommended that the  
28 Planning Commission consider requiring measures to prevent customers from parking off-site.  
29

30 Commissioner Butler asked what action the City could take if patrons continue to park on the road.  
31 Director Cardenas reported that if the conditions of the CUP were not met, Code Enforcement would  
32 contact the business. If the problem were to persist, the CUP could be revoked by the Planning  
33 Commission.  
34

35 Commissioner Wendy Shirley asked if the curb could be painted red or signs could be placed in the  
36 area to indicate that no parking is allowed. Director Cardenas stated that the property is in a residential  
37 zone, and residential parking is permitted. Only commercial parking is prohibited. In response to  
38 her follow-up question, it was clarified that one of the eight parking spaces is Americans with  
39 Disabilities Act (“ADA”) compliant.  
40

41 The applicant was not present to speak to the application.  
42

43 Chair Redding opened the public hearing. There were no public comments. The public hearing was  
44 closed. The Chair invited the Commissioners to either continue the discussion regarding the item or  
45 bring a motion if no further discussion was necessary.  
46



1 Commissioner Trickler asked how the City could enforce street parking restrictions if residential  
2 parking is allowed on 1100 North. The Commissioners discussed the enforcement difficulties, as  
3 well as safety issues with customers parking on the south side of the road and crossing traffic.  
4 Commissioner Butler noted that residents would have to report violations. Commissioner Martineau  
5 stated that he believed Snuck Farms needs more parking. Although eight stalls meet the minimum  
6 requirement, he was concerned that it would not be adequate. It was noted that during plant sales,  
7 there can be 20 to 30 cars parked along 1100 North. The Commissioners agreed that a condition  
8 needed to be placed outlining parking restrictions.

9  
10 Director Cardenas explained that Code Enforcement would monitor parking if there was a complaint.  
11 Directional signage could also be required. In response to Commissioner Martineau's concern  
12 regarding the number of spaces, he reported that Snuck Farms could be required to expand parking if  
13 consistent issues arise. There is an entrance sign for the parking lot, but the sign can be hard to see.

14  
15 Commissioner Butler asked if the City could require signage indicating no commercial parking on  
16 the road. Director Cardenas noted that the applicant would need to coordinate with City Staff on  
17 placement, but signage could be required if needed. The Commissioners discussed the issue and  
18 agreed that a condition regarding signage should be included in the motion.

19  
20 **MOTION:** Commissioner Martineau moved to APPROVE the request of Page Westover to permit  
21 Use 5811 – Restaurants at 504 West 1100 North in the R1-8 Zone with the Rural Commercial  
22 Overlay; and adopting the exhibits, conditions, and findings of the Staff Report, and as modified by  
23 the conditions below:

- 24
- 25 1. All final Planning, Engineering, and Fire Department requirements are met.
  - 26
  - 27 2. The proposal will be subject to a site plan review and approval by Staff and by the Design  
28 Review Board.
  - 29
  - 30 3. That appropriate signage be installed as verified by legal counsel and per City Code.
  - 31
  - 32 4. If persistent parking issues occur, parking must be added to mitigate the issue, or the  
33 permit may be revoked.
  - 34

35 Commissioner Butler seconded the motion. The Commissioners unanimously voted "Yes". The  
36 motion carried.

37  
38 **ITEM 2 - Public Hearing: Rezone—Located at approximately 1525 East 200 South**  
39 **(Battle Creek Neighborhood)**

40 Public Hearing to consider the request of Randy Smith for a zone change on approximately 4.97 acres  
41 of land from the R1-9 and R1-20 (Single-Family Residential) Zones to the R1-10 Zone, located at  
42 approximately 1525 East 200 South. (Legislative Item)

43  
44 Director Cardenas reported that, as a legislative item, the Planning Commission would make an  
45 objective recommendation to the City Council regarding the application. He then clarified the  
46 applicant's proposal.

1 The Zoning Map was reviewed. Director Cardenas noted that most residential areas in the City are  
2 zoned R1-8, with others in the R1-9, R1-10, R1-20, and R-R zones. Each zone has different  
3 regulations and development requirements. The "R" is for residential, and the "1" indicates single-  
4 family dwellings. The next number specifies the minimum square footage for each lot. For example,  
5 R1-20 requires a residential single-family home on a minimum lot size of 20,000 square feet (or two  
6 homes per acre), and R1-10 requires a minimum lot size of 10,000 square feet (or four homes per  
7 acre). The applicant proposed rezoning the subject property from R1-20 to R1-10.

8  
9 Director Cardenas clarified that the Planning Commission was only considering the rezone  
10 application. If the applicant wished to develop the property, a plat application would be submitted.

11  
12 The boundaries of the R1-20 zone are 1400 East and the north property line of properties fronting on  
13 200 South. Several nonconforming lots in the vicinity are smaller than 20,000 square feet; four lots  
14 are exactly 10,000 square feet, and four are smaller. The applicant proposed to allow similar 10,000-  
15 square-foot lots on the subject property. They were in the process of creating a plat but needed to  
16 know the allowed lot size before submitting it could be finalized.

17  
18 The Future Land Use Map was displayed, indicating that the subject property is designated Single-  
19 Family Low Density, which is characterized by single-family homes. Per the General Plan, these  
20 areas are intended to serve as a buffer between Medium Density and Very Low Density residential  
21 areas and should maintain densities of two to four units per acre. Zones applicable to this designation  
22 are R1-15, R1-12, and R1-10. Staff determined that the application complied with the General Plan  
23 and recommended approval of the application.

24  
25 Commissioner Butler noted that the designated Land Use would allow anyone in the area to build on  
26 15,000, 12,000, or 10,000-square-foot lots. Director Cardenas confirmed that the land owner could  
27 determine which zone best fit their property and needs. If the applicant had proposed R1-9 or smaller  
28 lots, Staff would have recommended denial based on the General Plan.

29  
30 In response to a question, Director Cardenas clarified that the property could currently be developed  
31 at a lower density. Adjacent property on 200 South is zoned R1-9 and could be developed with 9,000-  
32 square-foot lots at any time. Only single-family homes are allowed in R1 zones.

33  
34 Jason Harris spoke on behalf of the applicant and stated that they believe the R1-10 zone is suitable  
35 for the property. Approximately one acre will be used for access, so they would be unable to build  
36 four units per acre. The density will likely be 2.5 units per acre. Mr. Harris offered to address any  
37 comments after the public hearing.

38  
39 Director Cardenas reported that he had received emails and telephone calls from residents who  
40 expressed concern about water usage, traffic, and noise issues that could arise from rezoning the  
41 property.

42  
43 Chair Redding opened the public hearing.

44  
45 *Dustin Barrington* gave his address as 1 North 1400 East, which is directly across from the subject  
46 property. He asked that the proposal be denied for several reasons. The water system is already under  
47 strain, and additional homes will increase the water demand. The neighborhood has experienced



1 frequent drops in water pressure, which is both inconvenient and a safety risk during fire season or  
2 drought. The infrastructure along 200 South and nearby roads is not equipped for more traffic. The  
3 area has many families with small children who cross the street to go to Hill Park, and more cars on  
4 that narrow street would threaten pedestrians and put children at risk. The character of the  
5 neighborhood is built on space, quiet, and community. Properties along 1400 East are like his 0.86-  
6 acre lot or larger, and many have animal rights. The rural, low-density feel is part of why he lives in  
7 Pleasant Grove. He believes rezoning to allow smaller, denser lots would disrupt the fabric of the  
8 community, affect property values, and set a precedent for more changes. The area has experienced  
9 at least three fires since he has lived there, including in September 2020, which highlights how  
10 vulnerable the neighborhood is. Larger properties play a critical role in protecting life and property  
11 during fires, and he believes additional homes will complicate the issue. He asked that the Planning  
12 Commission preserve the existing zoning.

13  
14 *Diane Adams* gave her address as 1555 East 200 South and pointed to her home and outbuildings on  
15 the aerial map. She is upset that the land was sold because it will decrease the size of the orchard.  
16 She was told that there would be approximately eight houses, but if the property is rezoned, there  
17 could be between 16 and 20 homes. She was concerned about the already low water pressure being  
18 further diminished. She was also concerned about children playing in her orchard and potential new  
19 neighbors complaining about noise from her tractors or the chemicals they spray.

20  
21 *Jim Benefield* stated that he lives on a 0.25-acre lot in the cul-de-sac on 140 South. He has been a  
22 landlord for most of his life, and he knows that higher-density properties nearby will lower property  
23 values. Traffic will increase on 200 South. He believes they would need to extend 1500 East near  
24 his property, which would disturb the peaceful atmosphere in the neighborhood. If Ms. Adams sold  
25 her property, even more houses could be built. High-density properties should be on the west side of  
26 Pleasant Grove, and he believes rezoning the subject property will lower the value of his property.  
27 He would rather it remain in the R1-20 zone.

28  
29 *Bray Shaw* stated that he agreed with his neighbors. The change would be from one house on the  
30 property to up to 17 to 20. It was clarified that the property is four usable acres, so up to 16 houses  
31 could be built. Mr. Shaw stated that it would change the feel of the neighborhood and encouraged  
32 the Planning Commission to deny the rezoning request.

33  
34 *Mark Bezzant* stated that he lives in the Battle Creek neighborhood and has run four orchards along  
35 1400 East. Landscape architects designed the large properties along 1400 East. He did not approve  
36 of the flag lots that were allowed with four houses on lots that would otherwise only have one house.  
37 He disagreed with Director Cardenas because zoning decisions affect the Vicinity Plan, and he  
38 believes that approving the company's rezoning request would be in violation of the Vicinity Plan  
39 that was approved by the City Council and Planning Commission. When you change the Vicinity  
40 Plan, it affects everyone in the neighborhood. He believes that what is best for the whole area should  
41 be considered, not just one property owned by one developer.

42  
43 *Crystal Swayze* stated that she lives on a very small lot near the subject property. When she walks to  
44 visit Ms. Adams, she thinks, "What a pleasant grove we live in," in part because of the orchards, open  
45 space, and larger properties. She opposed rezoning the property. People love Pleasant Grove because  
46 of what it is now, and she did not want it to be chipped away.

1 *Lynn Benefield* stated that she lives on one of the small lots. They moved to Pleasant Grove 33 years  
2 ago, and when they drove on 200 South, she wondered who would want to live way up on the hill  
3 where they eventually purchased their property. She loves living in Pleasant Grove, but the streets  
4 are horrible. They bought their home because the large-lot properties make them feel like they live  
5 in the country. She asked that the application be denied.

6  
7 *Cody Simonsen* gave his address as 238 South 1500 East. He has three young children, and the current  
8 traffic is already a big concern for his family. Ed Adams is his good friend and he wants him to be  
9 successful and happy. However, he understood his neighbors' concerns about things like the lack of  
10 sidewalks. He was also concerned about access because all the traffic could bottleneck in front of his  
11 home. Low Density is supposed to be a buffer zone, but he believes his home is where Medium  
12 Density ends, and the subject property is in the Low Density area. Mr. Harris stated that Fieldstone  
13 Homes only wanted to build eight to 10 homes on the property, but they could build that many homes  
14 without rezoning the property. He would prefer that they build large homes that would increase his  
15 property values and bring in quality residents.

16  
17 *Sarah Barker* stated that she lives across the street from the subject property. Water pressure is a big  
18 concern, and other new houses have already affected it. Her mother lives across the street. If a  
19 precedent is already set for smaller lots, even more houses could eventually be built on her property.  
20 Pleasant Grove is the "City of Trees," but they have done nothing but remove orchards for quite a  
21 while. She has young children, and traffic safety is already a concern that adding 20 to 30 more cars  
22 will exacerbate. She believes that larger lots with fewer houses would be beneficial for everyone.

23  
24 *Cory Barker* stated that he also lives across the street. He was concerned about traffic, and he did not  
25 believe there was a need to rezone the property if the developer was only planning to build eight  
26 houses. More houses mean more traffic and more water demand. He was also concerned about only  
27 having a single entry point into a neighborhood with up to 16 houses because the hill catches on fire  
28 every two years. He loves Mr. Adams and wants him to be happy, but he does not believe the property  
29 needed to be rezoned.

30  
31 *Ed Adams* expressed appreciation for his neighbors' concerns. He farmed all his life and really cares  
32 for the ground. He will be keeping his home. He believes that whatever Fieldstone Homes builds  
33 will build nice homes that the community can be proud of. Multiple generations of his family are  
34 buried at the cemetery. He loves Pleasant Grove and his neighbors. He is selling the property to  
35 support his business in another state, but it was unplanned. He especially did not plan to have a road  
36 right in his yard, but he needed to sell the property. He hoped it would work out for all the neighbors  
37 and the City.

38  
39 There were no further public comments. The public hearing was closed. The Chair invited the  
40 Commissioners to either continue the discussion regarding the item or bring a motion if no further  
41 discussion was necessary.

42  
43 In response to a question raised by Commissioner Martineau, Director Cardenas clarified that  
44 rezoning does not violate the Vicinity Plan, as rezoning applies to lot size and the Vicinity Plan  
45 indicates where roads could be located. In this case, the Vicinity Plan indicates a road through the  
46 property that will connect to 1400 South when the adjoining property is developed. Property owners  
47 can only build a road on their own property, so some roads are built in sections as the properties are



1 developed. Once submitted, the Subdivision Plat must be reviewed and approved by the Engineering,  
2 Public Works, and Fire Departments prior to review by the Planning Commission and City Council.  
3 The subdivision will have a public road and must meet those requirements for width, curb, gutter,  
4 sidewalk, and fire hydrants.

5  
6 In response to a question from Commissioner Trickler, Director Cardenas referred to the Zoning Map  
7 and indicated that everything in green is in the R1-20 zone. The area along and south of 200 East is  
8 zoned R1-9, which has a minimum lot size of 9,000 square feet. The area of the subject property that  
9 is located in the R1-9 zone is unbuildable.

10  
11 Chair Redding stated that the General Plan is very clear about the different zones that are allowed on  
12 the subject property, and R1-10 is an allowed zone. She did not see a reason why the application  
13 should not be approved.

14  
15 Commissioner Butler stated that the Planning Commission could have a deeper conversation when  
16 the plat is reviewed and they have a better understanding of the number of lots, effects on water  
17 pressure, etc. He has been on the Commission for eight years and he has had to have many of these  
18 very hard, emotional conversations. Everyone wants trees, adequate water pressure, and a barrier  
19 between zones. The Planning Commission heard the public comments, and they do not take these  
20 decisions lightly. However, they must follow the law. There had been a number of conversations  
21 about property values, but the Commission could not legally make a decision based on property  
22 values. He noted that a property at 600 West and 1800 North faced the same resistance, but the houses  
23 now being built there on small lots are selling for at least \$1.5 million and all neighboring property  
24 values had increased as a result. He personally hates flag lots, but he does not have the legal authority  
25 to prohibit them.

26  
27 Commissioner Shirley agreed and stated that she joined the Planning Commission due to a similar  
28 situation. She has had bad water pressure for 18 years, but the new houses did not affect it. Her  
29 property values have also increased because of the new homes. If the proposed development were to  
30 include a flag lot, she would be opposed to it. She would also not like it if a developer indicated that  
31 they would only build eight homes and then built 16 because that would be dishonest.

32  
33 Commissioner Patten stated that her home used to back up to open space, so she understood the  
34 concern, but property owners have the right to sell and develop their land.

35  
36 Commissioner Martineau stated that his family farm was gone, so he understood. If the property  
37 owner wants to develop the land, that is their right. He understands all sides of the issue. He grew  
38 up in a small town and losing the farm had a big impact. Sidewalks are built by developers. If the  
39 City built them, they would need to bond for the project.

40  
41 **MOTION:** Commissioner Trickler moved to forward a recommendation of APPROVAL to the City  
42 Council for the request of Randy Smith for the rezone of approximately 4.97 acres of land located at  
43 1525 East 200 South from the R1-9 and R1-20 Zones to the R1-10 Zone; and adopting the exhibits,  
44 conditions, and findings of the Staff Report.

1 Commissioner Patten seconded the motion. Vote on Motion: Commissioner Trickler – Yes,  
2 Commissioner Martineau – Yes, Chair Redding – Yes, Commissioner Patten – Yes, Commissioner  
3 Butler – Yes, Commissioner Shirley – No. The motion carried of 5-to-1.  
4  
5

6 **ITEM 3 – Review and Approve the Minutes from the June 26, 2025, Meeting.**  
7

8 **MOTION:** Commissioner Martineau moved to APPROVE the minutes from the June 26, 2025,  
9 Meeting. Commissioner Butler seconded the motion. The Commissioners unanimously voted “Yes”.  
10 The motion carried.  
11

12 **MOTION:** Commissioner Butler moved to ADJOURN. The Commissioners unanimously voted  
13 “Yes”. The motion carried.  
14

15 The Planning Commission Meeting adjourned at 8:21 PM.  
16

17   
18

19 Planning Commission Chair  
20

21   
22

23 Christina Gregory, Planning & Zoning Assistant  
24

25 8-14-25  
26

Date Approved