

ORDINANCE NO. 2025-021

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING SECTION 10-12A-2-C: PERMITTED USES IN THE BMP (BUSINESS MANUFACTURING PARK), EXPANDING THE PERMITTED USES TO INCLUDE —USE #2185 BOTTLING AND CANNING SOFT DRINKS AND CARBONATED WATERS, NON-ALCOHOLIC (INCLUDING DRINK POWDERS AND CONCENTRATES), AS A PERMITTED USED IN THE BMP ZONE (BUSINESS MANUFACTURING PARK) INCLUDING AN EFFECTIVE DATE (JACOB BUSBY, APPLICANT).

WHEREAS, the applicant, Jacob Busby proposes to add use #2185, (bottling and canning soft drinks and carbonated waters, non-alcoholic; including drink powders and concentrates) to the list of permitted uses in the BMP (Business Manufacturing Park) Zone; and

WHEREAS, staff considers that the application to add use #2185, (bottling and canning soft drinks and carbonated waters, non-alcoholic; including drink powders and concentrates), to the list of permitted uses in the BMP (Business Manufacturing Park) Zone is consistent with the purpose and objectives of the zone; and

WHEREAS, on August 14, 2025 the Pleasant Grove City Planning Commission held a public hearing to consider amending City Code Section 10-12A-2-C: Permitted uses in the BMP (Business Manufacturing Park), by adding Use #2185, (bottling and canning soft drinks and carbonated waters, non-alcoholic; including drink powders and concentrates), to the list of permitted uses in the BMP (Business Manufacturing Park) Zone; and

WHEREAS, at its public hearing the Planning Commission decided that the requested amendment to Section City Code Section 10-12A-2-C: Permitted uses in the BMP (Business Manufacturing Park), by adding Use #2185, (bottling and canning soft drinks and carbonated waters, non-alcoholic; including drink powders and concentrates), to the list of permitted uses in the BMP (Business Manufacturing Park) Zone is in the public's interest and is consistent with the written goals and policies of the General Plan; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the amendment to Section 10-12A-2-C: Permitted uses in the BMP (Business Manufacturing Park), by adding Use #2185, (bottling and canning soft drinks and carbonated waters, non-alcoholic; including drink powders and concentrates), be approved; and

WHEREAS, on September 2, 2025 the Pleasant Grove City Council held a public hearing to consider the request; and

WHEREAS, at its meeting the Pleasant Grove City Council was satisfied that the amendment to the Pleasant Grove Municipal Code is in the best interest of the public and is consistent with the goals and policies of the General Plan; and

WHEREAS, it is the legislative body's intent that the city code amendments shall be in the interest of the public; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of Pleasant Grove City, Utah County, State of Utah as follows:

SECTION 1. Modified Section 10-12A-2-C: TABLE OF PERMITTED, CONDITIONAL AND ACCESSORY USES, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

10-12A-2-C: PERMITTED, CONDITIONAL, AND ACCESSORY USES

C. Standard Land Use Code: All uses contained herein are listed by a four (4) digit number as designated in the Standard Land Use Code published and maintained by the Community Development Department:

Use Number	Use Classification	
2185	Bottling and canning soft drinks and carbonated waters, non-alcoholic (including drink powders and concentrates)	P
2390	Fabricated textile products manufacturing (not made in weaving mills)	P
2700	Printing, publishing and related industries	P
2830	Pharmaceutical and nutritional supplements (including biological products, medicinal chemicals and botanical products)	P
3427	Computer supplies and parts/manufacturing	P
3500	Professional, scientific, and controlling instruments; photographic and optical goods; watches and clocks	P
3900	Miscellaneous manufacturing except 3960 (tobacco products)	P
4210	Bus transportation	P
4290	Motor vehicle transportation	P
4601	No fee parking lots and garages	P
4602	Commercial parking lots and garages on a fee basis	P
4700	Communications (except transmitting and relay towers)	P
4920	Transportation services and arrangements	P
5110	Wholesale trade of automobiles, trucks and other motor vehicles	P ¹
5121	Drug, drug proprietaries and druggists' sundries (includes cosmetics, drugs, perfumes, toilet soap, essential oils, etc.)	P
5130	Dry goods and apparel	P
5140	Groceries and related products	P
5160	Electrical goods	P
5170	Hardware, plumbing, heating equipment and supplies	P

5180	Machinery, equipment and supplies	P
5196	Paper, paper products and kindred supplies	P
5197	Furniture-commercial home furnishings	P
5199	Other wholesale trade, NEC	P ²
5461	Bakeries, manufacturing	P
5710	Furniture, home furnishings, and equipment	P
5744	Rubber stamp stores	P
5810	Restaurant	P ³
5910	Drug and proprietary	P
6100	Finance, insurance and real estate	P
6299	Other personal services (reception centers only)	P
6375	Household goods warehousing and storage and moving company offices without local trucking	P
6376	General warehousing and storage, and unidentified storage	P
6377	Indoor climate controlled storage facilities	P
6379	Other warehousing and storage, NEC	P
6500	Professional services, including accounting, auditing, bookkeeping, tax services, technical writers, report preparation, business and management consulting services (including computer installation, programming, networking, designing, etc.)	P
6530	Engineering, architectural and planning services	P
6540	Research services (including laboratories, scientific, medical, chemical, applied physics, mechanical, electronic, biological, genetic or other similar experimental research, product development or testing facilities)	P
6550	Data processing services	P
6710	Administrative offices, not principally dealing with the general public (for example, corporate headquarters)	P
6720	Protective functions and related activities	P
6730	Postal services	P
6800	Educational and legal services	P
6900	Miscellaneous service organizations	P
7100	Cultural activities and nature exhibitions	P
7210	Entertainment assembly	P
7230	Public assembly, miscellaneous purposes	P
7390	Amusements except 7399	P

7410	Sports activities	P
7910	Adult entertainment	C

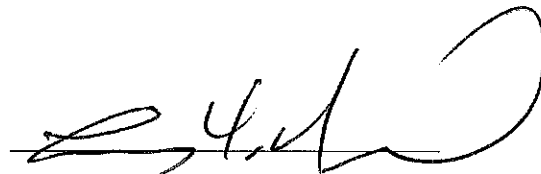
Qualifying provisions:

1. The wholesale trade and storage of automotive equipment or automotive parts shall be conducted only within a completely enclosed (including roof and walls) building.
2. The wholesale trade of raw materials is not allowed in the zone. Livestock or poultry feed are considered raw materials if they are not contained in a closed package.
3. Use 5810 shall be subject to conformance with the following provisions:
 - a. Restaurants shall be architecturally compatible with surrounding buildings;
 - b. All short order/fast food restaurants shall be located within the interior of a main building with the primary uses listed above;
 - c. Signs, landscaping, number of employees and distance from existing commercial zones, and related matters, shall be factors considered in the review and approval of this specific use.

SECTION 2. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses or phases of this Ordinance.

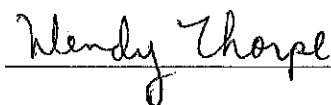
SECTION 3. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

SECTION 4. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 2nd day of September 2025.



Guy L. Fugal, Mayor

ATTEST:



Wendy Thorpe - City Recorder



Motion: Council Member WILLIAMS

Second: Council Member LEMONE

ROLL CALL	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Guy L. Fugal	_____	_____	_____	_____
Dianna Andersen	<u>X</u>	_____	_____	_____
Steve Rogers	_____	_____	_____	<u>X</u>
Eric Jensen	<u>X</u>	_____	_____	_____
Cyd LeMone	<u>X</u>	_____	_____	_____
Todd Williams	<u>X</u>	_____	_____	_____

CERTIFICATE OF POSTING ORDINANCE

Pleasant Grove City Corporation

I, the duly appointed recorder for the City of Pleasant Grove, hereby certify that a summary of the foregoing Ordinance No. 2025-021 was posted on the State (<http://pmn.utah.gov>) website on this 4 day of September, 2025.

Dated this 4 day of September, 2025.

Wendy Thorpe
Wendy Thorpe, CMC, City Recorder