

Pleasant Grove



Utah's City of Trees

PLEASANT GROVE CITY PLANNING COMMISSION MEETING MINUTES SEPTEMBER 11, 2025

PRESENT: Chair Alicia Redding, Commissioners Jeffrey Butler, Jim Martineau, Wendy Shirley, Denise Trickler

STAFF: Daniel Cárdenas, Community Development Director; Jacob Hawkins, City Planner; Aaron Wilson, City Engineer; Christina Gregory, Planning & Zoning Assistant; Olivia Gardner, Administrative Assistant

EXCUSED: Commissioners Dustin Phillips, Todd Fugal, Karla Patten, 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 Martineau led the Pledge of Allegiance.

2. **Agenda Approval.**

- **MOTION:** Commissioner Martineau moved to APPROVE the agenda, as amended to remove Item 3. Commissioner Butler seconded the motion. The Commissioners unanimously voted "Yes". The motion carried.

3. **Staff Reports:**

- **MOTION:** Commissioner Trickler moved to APPROVE the Staff Reports. Commissioner Butler 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.

ITEM 1 – Public Hearing: Conditional Use Permit - Located at 985 North 100 East.
(Little Denmark Neighborhood)

Public Hearing to consider the request of Little Blossoms Montessori Academy for a Conditional Use Permit to expand its preschool/childcare business to allow for up to 12 students located at 985 North 100 East in the R1-8 (Single-Family Residential) Zone. (Administrative Item)

City Planner, Jacob Hawkins, presented the Staff Report and reviewed the zoning and aerial maps of the subject property, which is located within the R1-8 Zone. All neighboring properties share the R1-8 Zone and have been developed with single-family residences. Grovecrest Elementary and Pleasant Grove Junior High School are across the street.

Daycares are permitted as a minor home occupation in residential zones for the care of up to six children. Chapter 10-15-27 specifies that all State requirements must be met, and a Conditional Use Permit (“CUP”) is required. The applicant, Jenessa Rogers, had a business license for a daycare for six children or fewer, but wished to expand her business to care for more children.

Planner Hawkins reviewed the request in relation to conditions for preschools as a major home occupation.

- The Home Occupation shall not exceed 25% of the total floor area of the home.
 - The applicant will conduct the preschool in the family room and bathroom of the home’s basement, and each class will have a 20- to 30-minute supervised play period in the fenced-in backyard. There will be two classes, one from 9:00 a.m. to 11:45 p.m. and one from 12:15 p.m. to 3:00 p.m.
- Up to 13 children are allowed, including the provider’s own children, and the provider must live in the home where the services are being provided.
 - The applicant lives on the property and has requested approval for up to 12 children aged three to six years old.
- Non-resident employees are only allowed to be on premises between 8:00 a.m. and 5:00 p.m. No more than one non-resident employee is permitted for homes with lots under 12,000 square feet in size, and on-street parking is not permitted.
 - The applicant intended to be the sole employee until more than eight children are enrolled. A certified teaching assistant would then be hired.
- Up to eight vehicles per hour are allowed, provided that sufficient off-street parking is provided and the Use does not adversely affect the neighborhood.
 - In preparation for the CUP, the applicant paved a section of land to the south and west of the house for additional off-street parking to provide room for vehicles to turn around and exit safely onto 100 East.

Planner Hawkins reported that Staff found that the proposed preschool business would be in compliance with all minimum requirements for a daycare and recommended that the Planning Commission approve the application. He then reviewed the recommended Conditions of Approval from the Staff Report.

Commissioner Butler noted that the afternoon class would end at approximately the same time as the schools across the street and asked if a condition should be added prohibiting left turns from the applicant's driveway in the afternoon. It was noted that 100 East is a collector-sized road that functions as an arterial road. Community Development Director, Daniel Cardenas, stated that enforcement would be difficult, but the Planning Commission could choose to add that condition to address the safety concern. In response to a follow-up question from Commissioner Butler, Planner Hawkins confirmed that the children would all be preschool age and would not attend elementary school.

The applicant was not in attendance.

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

The Commissioners discussed the potential safety issue, as well as whether any additional conditions would be enforceable. 100 East is very busy when school lets out, but it was noted that parents care about driving safely. It was decided that no additional conditions were warranted.

MOTION: Commissioner Butler moved that the Planning Commission APPROVE the request of Jenessa Rogers for the Conditional Use Permit to allow a daycare as a major Home Occupation, located at 985 North 100 East, in the R1-8 (Single-Family Residential) Zone; and adopting the exhibits, conditions, and findings of the Staff Report, and as modified by the conditions below:

1. No on-street parking is permitted as part of the Home Occupation;
2. All necessary licenses are obtained and maintained;
3. All conditions for Home Occupations are met subject to Sections 10-21-4 and 10-15-27, except that activities may be held in the rear yard as long as the place for exercise and activities is fenced in;
4. One non-resident employee is permitted for the duration of the Home Occupation and must be properly licensed; and
5. All final Planning, Engineering, and Fire Department requirements are met.

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

ITEM 2 - Public Meeting: Preliminary Subdivision Plat - Located at Approximately 3195 North 1240 West
(Manila Neighborhood)

Public Meeting to consider the request of Hunter Smith for a 1-lot and 1-parcel preliminary residential subdivision plat, called Smart One Lot Plat 'A', located at approximately 3195 North 1240 West, on approximately 35.05 acres in the R-R (Rural Residential) Zone. (Administrative Item)

Planner Hawkins presented the Staff Report and indicated that there is one existing home in the

1 northeast corner of the subject property, but the majority of the parcel is zoned and used for
2 agricultural purposes.

3
4 The Zoning Map and Subdivision Plat were displayed, and it was indicated that an approximately
5 0.5-acre portion of the property was previously rezoned to R-R in preparation for the Subdivision
6 Plat. Parcel A would retain its zoning and agricultural use, so improvements such as connecting
7 roads and utilities would not be required. The applicant intended to develop Lot 1, which will
8 have access from 1250 West and meets all requirements of the R-R Zone. Improvements would
9 be required if the parent parcel is further subdivided. As the proposed subdivision met all zoning
10 requirements, Staff recommended approval.

11
12 Commissioner Butler asked if there were water rights associated with the property. City Engineer,
13 Aaron Wilson, stated that there are likely water rights associated with the entire parcel, some of
14 which will likely be used to fulfill the water requirement for proposed Lot 1. The remaining water
15 rights will stay with Parcel A until it is further subdivided. A sidewalk will be installed on Lot 1
16 and connect to the existing sidewalk.

17
18 In response to a question, Planner Hawkins confirmed that Lot 1 is 0.56 acres and meets all R-R
19 Zone requirements.

20
21 The applicant was present but did not speak to the item.

22
23 **MOTION:** Commissioner Trickler moved that the Planning Commission APPROVE the request
24 of Hunter Smith for a preliminary Subdivision Plat called Smart One Lot Plat 'A', located at 3195
25 North 1240 West in the Agricultural and Rural Residential Zones; and adopting the exhibits,
26 conditions, and findings of the Staff Report. Commissioner Martineau seconded the motion. The
27 Commissioners unanimously voted "Yes". The motion carried.

28
29 **ITEM 3 - Public Hearing: Site Plan - Located at 678 South Pleasant Grove Boulevard**
30 **(Sam White's Lane Neighborhood)**

31 Public Hearing to consider the request of Jeff Likes for a commercial site plan amendment to install
32 an outdoor patio area located at 678 South Pleasant Grove Boulevard in the Grove - Commercial
33 Sales Zone. (Administrative Item)

34
35 The above item was cancelled.

36
37 **ITEM 4 - Public Hearing: Code Text Amendment - Section 10-14-25-2: Permitted,**
38 **Conditional, and Accessory Uses in the Grove Business Park Overlay**
39 **(City Wide)**

40 Public Hearing to consider the request of St. John Properties to amend City Code Section 10-14-
41 25-2: Permitted, conditional, and accessory uses in the Grove Business Park (GBP) Overlay, by
42 modifying the provisions and requirements for permitted principal uses within the Grove Business
43 Park Overlay, to add a series of multiple new uses or categories to the list of permitted uses within
44 the overlay zone. (Legislative Item)

45
46 Planner Hawkins presented the Staff Report and indicated that the Text Amendment would add

permitted uses to the Grove Business Park Overlay.

The Grove Business Park Overlay currently only applies to two locations in the City, the doTERRA campus and the St. Johns Properties flex-space development, but could potentially be applied to any parcel in the Grove Zone. Its purpose is *“to provide for a mixture of research, office, retail, warehousing and certain specialized light manufacturing uses in a parklike atmosphere. The overlay area is to be characterized by attractively designed buildings and off-street parking lots situated among spacious lawns, trees, shrubs and other landscape features, preserving as much as possible existing natural wetlands and associated vegetation.”*

While the GBP Overlay was established to permit flex space and allow additional uses not typically found in the Grove Zone, the purpose of the underlying Grove Zone is to contain inviting and visually attractive buildings and landscape design and offer retail, office, and service uses that provide a lively atmosphere.

Because the GBP Overlay was established with the assumption that it could be located adjacent to residential uses, it is not the intent of the overlay to permit uses that are purely manufacturing in nature or would negatively impact the surrounding area. Other zones in the City are more suited to those uses. Limited light manufacturing uses are permitted in order to preserve the design of the Grove Zone while granting some flexibility for different types of businesses that would prefer to work inside a flex-space building. Light manufacturing uses are typically considered to be indoor-only uses that do not negatively impact the surrounding area.

Planner Hawkins reviewed the new uses contained in the proposed Code Text Amendment.

- **Use 2300: Apparel and Other Finished Products made from fabrics, leather, and similar materials (only if associated with Use 5690)**

If permitted outright, this Use would not be required to be associated with retail uses. However, because the GBP Overlay permits retail apparel sales, the Use would likely be in conjunction with already permitted retail uses. Staff recommended that a condition be placed indicating that it is only allowed in association with retail uses.

- **Use 2510: Household Furniture (assembly only, only if associated with Use 5710)**

- **Use 2520: Office Furniture (assembly only, only if associated with Use 5740)**

Both 2510 and 2520 are categorized as being manufacturing in nature and would not require any form of retail if permitted outright. However, because retail furniture sales are permitted in the GBP Overlay, Staff also recommended that such uses only be permitted in association with retail uses.

- **Use 4718: Telephone Company Office**

- **Use 4719: Other Telephone Communications, NEC. (Only cable service and internet offices)**

- **Use 4815: Electric Utility Company Office**

- **Use 4825: Gas Company Office**

- **Use 4837: Water Utilities or Irrigation Company Office**

The applicant proposed that the indoor storage be allowed in addition to office space for the above uses.

- **Use 4846: Sewage Company Office – office only**

1 • **Use 4853: Refuse Disposal Company Office – office only**

2 Staff recommended that these uses remain office only without storage to avoid potential
3 negative impacts on neighboring properties.

4 • **Use 6373: Refrigerated Warehousing, except food lockers**

5 Use 6376, General Warehousing and Storage, is already allowed. Use 6373 is similar but
6 also allows for temperature-controlled storage.

7 • **Use 6411: Automobile Repair (includes body shops, brake repair, mufflers,
8 transmission repair, carburetor, radiator, wheel alignment, etc.)**

9 This Use encompasses a broad range of automotive repair activities, including body shops,
10 brake repair, transmission repair, wheel alignment, and similar services. While the City's
11 zoning ordinances do not provide a more narrowly defined category for these activities, the
12 scope of this Use can vary significantly.

13
14 The applicant's stated intent was to focus on custom vehicle modifications. Use 6411
15 would also permit activities inconsistent with the Grove Business Park Overlay's vision of
16 maintaining a high-quality design and development standard. To address this concern, the
17 applicant proposed conditions to limit potential negative impacts as listed on page 3 of the
18 Staff Report. However, Staff recommended that any conditions imposed on this intensive
19 Use be reasonable, relevant, and consistently applicable across all areas governed by the
20 GBP Overlay or the Grove Zone. Conditions should not be so restrictive as to render the
21 approved Use impractical. If extensive limitations were necessary to achieve compliance,
22 Planner Hawkins indicated that it may be preferable to disallow the use.

23
24 The Grove Zone was established with a clear vision: to create an attractive commercial
25 area offering a balanced mix of office, retail, and civic/public uses designed to function as
26 a regional center for retail, hotel, convention, and professional office development. High-
27 quality architecture, strong site design, and a pedestrian-friendly environment are the
28 foundation of this vision. Certain uses, such as car washes, heavy industrial operations,
29 and outdoor storage, were explicitly prohibited because they were deemed incompatible
30 with the Grove Zone's desired character.

31
32 Staff found that Use 6411 did not meet the objectives of either the Grove Business Park
33 Overlay or the Grove Zone and was more consistent with other established zones within
34 the City. Staff recommended denial of the Use in its current form as it did not meet the
35 vision of the underlying zone or overlay district.

36
37 • **Use 6418: Auto Glass Installation and Service**

38 This Use represents an activity that can be conducted entirely within an enclosed building,
39 with limited exterior vehicle storage and minimal operational impact on surrounding
40 properties. Its characteristics are more consistent with the "light manufacturing" definition
41 in the International Zoning Code and align well with the Grove Business Park Overlay's
42 development standards. Given its compatibility and minimal anticipated impacts, Staff
43 recommends approval.

44
45 Planner Hawkins summarized Staff findings:

- 46 • Approval of all proposed uses, with the exception of Use 6411. These uses fit the

1 definition of "light manufacturing" and would have a limited impact on neighboring
2 properties.

- 3 • The proposed manufacturing uses will only be permitted if associated with retail.
- 4 • Sewage and refuse disposal company offices remain as office only without associated
5 storage.

6
7 In response to a question raised by Commissioner Martineau, Planner Hawkins clarified that
8 approval of the office uses would allow for the office itself as well as some indoor storage space.
9 No exterior materials storage would be allowed. In response to a follow-up question from
10 Commissioner Butler, Planner Hawkins reported that the percentage of office versus storage space
11 was not specified. Director Cardenas added that the zone already allows warehousing. In most
12 cases, the permitted Use would need to occupy at least 51% of the space, but when both are
13 permitted Uses, one will naturally meet that requirement.

14
15 Commissioner Shirley asked for clarification on the areas where the GBP Overlay applies.
16 Director Cardenas indicated that there are actually three areas: (1) the doTERRA campus, (2) the
17 applicant's property behind the Tesla dealership, and (3) another property in northern Pleasant
18 Grove that is under a Development Agreement but had not been rezoned. The third property is
19 behind a future hotel near CCBank and will be accessed from North County Boulevard.

20
21 Commissioner Butler asked if a business that assembles the office furniture it sells would be out
22 of compliance under the existing Code, or if the addition of Uses 2510 and 2520 were geared more
23 toward refurbishing or upholstery of furniture. Planner Hawkins clarified that the additional Uses
24 were required for assembling the furniture. The applicant originally proposed the addition of all
25 manufacturing allowed by those Uses, but Staff determined that only assembly should be allowed
26 due to the potential negative impacts of manufacturing.

27
28 The applicant, Marty Beaumont of St. John Properties, stated that the flex product is unique as it
29 is not a warehouse, but it does include warehouse space. A furniture business in the space could
30 have a small front portion for retail sales and then a larger assembly area in the rear, or a utility
31 company could have a small front office with a rear warehouse. Their goal was to identify potential
32 tenants and their associated Uses in advance, but the request was not based on any specific tenants'
33 needs.

34
35 Mr. Beaumont agreed with Staff's recommendations with the exception of Use 6411. St. John
36 Properties was not interested in allowing a typical automobile repair shop, but they believed that
37 indoor repair would not negatively impact the zone or neighboring property owners. Their
38 recommended conditions were designed to place limits on things like the size and nature of the
39 business, the number of parking stalls, etc.

40
41 The recommended conditions were as follows:

- 42
43 1. Parking stalls provided for autos being serviced cannot exceed two stalls per 1,000
44 square feet of gross floor area.
- 45 2. Each auto being serviced that is parked outside must be in a parking stall.
- 46 3. No parking is allowed for autos being serviced in front of the building.

- 1 4. All servicing of autos must be conducted indoors.
- 2 5. Outdoor parking for autos being serviced shall be limited to complete vehicles with all
- 3 exterior fenders, doors, and four mounted, inflated tires; the storage of partially
- 4 disassembled vehicles is prohibited.

5
6 Mr. Beaumont stated that they were not interested in bringing in nuisance tenants, but they believed
7 the Use as conditioned should be allowed. Potential businesses would perform automobile
8 customization like wraps, lifts, lighting, or camera installation. They would not allow oil changes,
9 painting, transmission repair, etc.

10
11 Chair Redding asked if it would be practical for Mr. Beaumont to apply for a new classification
12 covering those types of automotive uses. Commissioner Shirley stated that Use 6411 is too broad
13 because it allows all automobile repair uses. Commissioner Butler agreed. He understood that St.
14 John Properties is a good property management company and was not concerned about their tenant
15 selection, but he did not have that same level of confidence about the property near North County
16 Boulevard, as it could have more lenient requirements. Mr. Beaumont agreed that Use 6411 allows
17 both light and heavy repair businesses, but stated that he believes the suggested conditions would
18 discourage typical auto repair.

19
20 Commissioner Martineau stated that placing so many conditions on Use 6411 did not seem
21 practical, because needing to modify the Use so heavily indicated that it was not appropriate for
22 the zone. Commissioner Shirley noted that the specific Uses could fit the zone as a separate
23 classification. She did not understand why the GBP Overlay was in three separate areas and asked
24 if the Use could be allowed in one part of the overlay and not another. It was confirmed that any
25 change would apply to the any area within the GBP Overlay.

26
27 Commissioner Butler asked for the applicant's opinion on approving all Uses with the exception
28 of Use 6411. Mr. Beaumont stated he wanted to avoid having to reapply for the automotive use
29 and would prefer that the item be continued to the next Planning Commission meeting to provide
30 time to discuss the matter with Staff and refine the application.

31
32 Chair Redding opened the public hearing. There were no public comments. The public hearing
33 was closed. The Chair invited the Commissioners to either continue the discussion regarding the
34 item or bring a motion if no further discussion was necessary.

35
36 Commissioner Martineau stated that his nephew builds and races race cars. He parks one car
37 outside, but all repair is conducted inside the building. His business would fit the Use even with
38 restrictions, and they would not want that type of business in the GBP Overlay. The motors are
39 very loud, and that type of business attracts a different type of attention. Commissioner Butler
40 agreed and noted that the property near the Tesla dealership is farther from residential areas,
41 whereas the one off North County Boulevard is directly adjacent to a residential development.
42 Chair Redding stated that adding conditions would also add conditional uses. Enforcement would
43 also be difficult. Commissioner Butler liked Chair Redding's suggestion to create and refine a
44 new classification and asked if the item should be continued.

45
46 Director Cardenas stated that he appreciated the City's transparent system that allows an applicant

1 to make a proposal that is then considered by the Planning Commission and City Council, with the
2 potential for public comment. He then responded to the Commission's questions and comments.
3 Director Cardenas reported that Use 6411 is the most restrictive Use available to meet the
4 applicant's request for luxury vehicle service. Land Use does not make a distinction between a
5 Ferrari and a Volkswagen. That distinction can be made through a Development Agreement, but
6 not through a Code Text Amendment. The amendment would allow all permitted Uses listed under
7 6411, and Staff could not create a new Use that would satisfy the applicant's request. Subsequent
8 Uses in the table are very specific. For example, Use 6412 is Tire Retreading and Recapping, and
9 Use 6413 is Automobile Paint Shops.

10
11 In response to a question, Director Cardenas clarified that there is a specific Use for wrapping cars
12 and other Uses that were mentioned, but the applicant requested a Use that allows multiple types
13 of automobile businesses.

14
15 Regarding the applicant's recommended conditions, Director Cardenas reported that the Use could
16 be made conditional and require a Conditional Use Permit or be permitted with qualifying
17 provisions. However, Staff did not recommend approval of those conditions because of the
18 potential impacts on other businesses and applications. For example, the first condition allows
19 two stalls per 1,000 square feet of gross floor area. That would allow a 10,000-square-foot auto
20 shop in a different area to park 20 cars being serviced. The City is currently having an issue with
21 mechanics parking too many cars outside, and obtaining compliance is difficult and time-
22 consuming for Code Enforcement. The term "being serviced" was also problematic. If a headrest
23 is being repaired, for example, the whole seat might be removed and left beside the car, and that
24 car is "being serviced."

25
26 If the Planning Commission was in favor of approving the Use, Director Cardenas recommended
27 that a single, more restrictive condition be applied to require that all activities happen indoors and
28 no activity or parking be allowed outside. He stated that St. John Properties takes care of their
29 properties, but everyone does not, and without clarity, other applicants will argue about the specific
30 wording of conditions.

31
32 Addressing the question regarding only allowing the Use on the applicant's property, Director
33 Cardenas reported that the application was for a Code Text Amendment, and a Development
34 Agreement would be required for the requirements to only apply to a specific site. A Code Text
35 Amendment applies to the entire zone.

36
37 The applicant submitted a list of multiple Uses, and only one was in question. The Planning
38 Commission could either recommend approval of all Uses except Use 6411 or continue the item
39 and direct Staff to conduct more research. The applicant would only need to reapply if Use 6411
40 was denied and he chose to reapply for that specific Use. Mr. Beaumont restated his preference
41 that the item be continued rather than the Planning Commission approve all Uses except Use 6411.

42
43 In response to a question from Commissioner Butler, Director Cardenas clarified that the Use could
44 not be restricted under the Business License.

45
46 Commissioner Trickler agreed with Director Cardenas' recommendation for a more restrictive

condition that requires all activity to be inside the building. Commissioner Butler agreed and indicated that the item would need to be continued to provide the applicant and Staff time to reach an agreement on the language. Chair Redding stated that Staff has researched the matter and tried to come up with a solution, and her understanding was that continuing the item would not solve the problem. After discussion, it was determined that the item would be continued to provide the applicant with more time to find a solution.

MOTION: Commissioner Shirley moved that the Planning Commission CONTINUE the request of St. John Properties for the proposed amendments to City Code Section 10-14-25-2-C: Permitted, Conditional and Accessory Uses, by adding the proposed list of Uses to the list of Permitted Uses in The Grove Business Park Overlay, until September 25, 2025, based on the following findings:

1. The applicant should be provided with more time to reach an agreement regarding Use 6411.
2. More information on Use 6411 is required.

Commissioner Trickler seconded the motion. The Commissioners unanimously voted "Yes". The motion carried.

ITEM 5 – Review and Approve the Minutes from the August 28, 2025, Meeting.

MOTION: Commissioner Butler moved to APPROVE the minutes from the August 28, 2025, Meeting. Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Yes". The motion carried.

MOTION: Commissioner Butler moved to ADJOURN. The Commissioners unanimously voted "Yes". The motion carried.

The Planning Commission Meeting adjourned at 8:12 PM.



Planning Commission Chair



Christina Gregory, Planning & Zoning Assistant



Date Approved