

ORDINANCE NO. 2025-024

**AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING SECTION 10-14-25-2-C: THE GROVE BUSINESS PARK OVERLAY, PERMITTED USES, EXPANDING THE PERMITTED USES TO INCLUDE MULTIPLE NEW USES (2300, 2510, 2520, 4718, 4719, 4815, 4825, 4837, 4846, 4853, 6373, 6411 AND 6418), AS PERMITTED USES IN THE GROVE BUSINESS PARK OVERLAY INCLUDING AN EFFECTIVE DATE (ST. JOHN PROPERTIES, APPLICANT).**

**WHEREAS**, the applicant, St. John Properties proposes to add multiple uses #2300, 2510, 2520, 4718, 4719, 4815, 4825, 4837, 4846, 4853, 6373, 6411 and 6418, to the list of permitted uses in the Grove Business Park Overlay Zone; and

**WHEREAS**, staff considers that the application to add uses #2300, 2510, 2520, 4718, 4719, 4815, 4825, 4837, 4846, 4853, 6373, 6411 and 6418, to the list of permitted uses in the Grove Business Park Overlay Zone is consistent with the purpose and objectives of the zone as long as the uses are permitted only as they are described in the proposed text of the ordinance; and

**WHEREAS**, on September 25, 2025 the Pleasant Grove City Planning Commission held a public hearing to consider amending City Code Section 10-14-25-2-C: The Grove Business Park Overlay, permitted uses, by adding Uses #2300, 2510, 2520, 4718, 4719, 4815, 4825, 4837, 4846, 4853, 6373, 6411 and 6418, to the list of permitted uses in the Grove Business Park Overlay, with the conditions described on the text of the proposed ordinance; and

**WHEREAS**, at its public hearing the Planning Commission decided that the requested amendment to Section City Code Section 10-14-25-2-C: The Grove Business Park Overlay, permitted uses, 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 10-14-25-2-C: The Grove Business Park Overlay, permitted uses, be approved; and

**WHEREAS**, on October 7, 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 **10-14-25-2-C: TABLE OF PERMITTED, CONDITIONAL AND ACCESSORY USES**, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

10-14-25-2: PERMITTED, CONDITIONAL AND ACCESSORY USES:

A. Uses Listed Permitted: The following principal, private, commercial or governmental uses and structures, and no others, are permitted in the GBP overlay.

B. 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.

C. Permitted Principal Uses: In addition to the permitted uses of the underlying zone, the following principal uses and structures are permitted in this overlay:

Use Number	Use Classification
2150	Bakery Products (may involve home delivery)
2180	Beverage
2300	Apparel and other finished products made from fabrics, leather, and similar materials (only if associated with Use 5690)
2510	Household Furniture (assembly only, only if associated with Use 5710)
2520	Office Furniture (assembly only, only if associated with Use 5740)
2700	Printing, publishing and allied industries
2830	Pharmaceutical and nutritional supplements (including biological products, medicinal chemicals and botanical products)
3500	Professional, scientific, and controlling instruments: photographic and optical goods: watches and clocks
4718	Telephone company offices
4719	Other telephone communications, NEC. (only cable service and internet offices)
4731	Radio broadcasting (studios only)
4760	Recording and Sound Studios
4815	Electric utility company office
4825	Gas company office
4837	Water utilities or irrigation company office
4846	Sewage company office – office only
4853	Refuse disposal company office – office only
4920	Transportation Services and Arrangements

\$121	Wholesale trade of drugs, drug proprietaries and sundries (including pharmaceutical, nutritional and essential oils)
\$130	Dry Goods and Apparel
\$140	Groceries and Related Products
\$160	Electrical Goods
\$170	Hardware, Plumbing, Heating Equipment, and Supplies
\$180	Machinery, Equipment, and Supplies
\$200	Building materials, hardware, farm equipment and supplies
\$300	General Merchandise
\$400	Food
\$590	Retail Trade – Automotive, Marine Crafts, Aircraft, and Accessories, NEC.
\$610	Men’s and Boy’s Clothing and Furnishings
\$620	Women’s Ready to Wear
\$630	Women’s Accessories and Specialties
\$640	Children’s and Infant’s Wear
\$650	Family Clothing
\$660	Shoes
\$670	Custom Tailoring
\$690	Retail Trade – Apparel and Accessories, NEC.
\$710	Furniture, Home Furnishings, and Equipment
\$720	Household Appliances
\$730	Radios, Televisions, and Music Sound Systems and Supplies
\$740	Office Equipment, Furniture, Machines and Supplies
\$810	Eating places, including restaurants and cafeterias
\$900	Miscellaneous Retail Trade, except uses 5981, 5982, and 5983
6110	Banks
6220	Photographic Services
6230	Beauty and Barber Services
6250	Apparel Repair
6291	Clothing rental
6297	Athletic clubs, etc.
6310	Advertising Services

6330	Duplicating, Mailing, Stenographic and Office services
6340	Dwelling and Other Building Services, Office only
6360	Employment Services
6373	Refrigerated warehousing, except food lockers
6376	General warehousing and storage
6411	Automobile repair, excluding engine repair and transmission repair. All servicing of autos must be conducted entirely indoors, including vehicles to be serviced.
6418	Auto glass installation and service
6420	Electrical Appliance Repair and Services
6490	Repair Shops and Related Services, NEC
6500	Professional Services, except uses 6515 and 6516
6600	Contract Construction Services
6710	Executive, Legislative, and Judicial Functions, Except Military
6830	Special Training and Schooling
7230	Public assembly uses: public assembly, miscellaneous purposes, including convention and exhibition halls
7390	Amusements, NEC
7420	Playgrounds and Athletic Areas
8221	Veterinarian Services
8222	Animal Hospital Services

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 phrases 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 7<sup>st</sup> day of October 2025.



Guy L. Fugal, Mayor

ATTEST:

  
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Wendy Thorne - City Recorder



Motion: Council Member ANDERSEN

Second: Council Member LEMONE

<u>ROLL CALL</u>	<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. 2025-024 was posted on the State (<http://pmn.utah.gov>) website on this 8 day of October, 2025.

Dated this 8 day of October, 2025.

Wendy Thorpe  
Wendy Thorpe, CMC, City Recorder