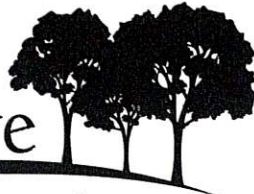


Pleasant Grove



Utah's City of Trees

**PLEASANT GROVE CITY
PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 25, 2025**

PRESENT: Chair Alicia Redding, Commissioners Jim Martineau, Wendy Shirley, Denise Trickler, Kenna Nelson

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

EXCUSED: Commissioners Dustin Phillips, Jeffrey Butler, Todd Fugal, Karla Patten

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 Trickler moved to APPROVE the agenda. Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Yes". The motion carried.

3. Staff Reports:

- **MOTION:** Commissioner Martineau moved to APPROVE the Staff Reports. Commissioner Nelson 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 Meeting: Preliminary Subdivision Plat - Located at approx. 178 W 1100 N (North Field Neighborhood)

Public Meeting to consider the request of Scott Davis for a 3-lot preliminary residential subdivision plat, called Timpanogos Meadow Plat 'E', located at approximately 178 W 1100 North, on approximately 0.91 acres in the R1-8 (Single-Family Residential) Zone. (Administrative Item)

City Planner, Jacob Hawkins, presented the Staff Report and stated that the application was for the Timpanogos Meadow Plat E subdivision Lots 31 through 33, located at 178 West 1100 North in the R1-8 Zone. All surrounding properties are also in the R1-8 Zone and have been developed with single-family homes. An aerial map and the Subdivision Plat were reviewed. Planner Hawkins reported that the applicant intended to adjust the boundaries between two existing lots to create a flag lot at the rear of the existing western parcel. Lots 31 and 32 will share access to 1100 North, and Lot 33 will have a separate access.

Standard lots in the R1-8 zone require the following:

- Minimum size: 8,000 square feet;
- Minimum width: 85 feet; and
- Setbacks: 25 feet front and rear, 10 feet sides.

Flag lots require the following:

- Minimum size: 12,000 square feet, including the flag lot stem;
- Minimum width: 85 feet;
- Setbacks: 30 feet front, 25 feet rear, 20 feet sides; and
- Must slope toward the right-of-way.

Staff determined that all zoning and engineering requirements had been met, including lot area, lot width, and setbacks, and recommended approval of the proposed Subdivision Plat.

In response to a question raised by Commissioner Trickler, Planner Hawkins clarified that the subdivision Conditions, Covenants, and Restrictions ("CC&Rs") would outline each homeowner's responsibility for the shared driveway.

Commissioner Shirley asked if a fire hydrant would be required at the end of the shared driveway. City Engineer, Aaron Wilson, reported that there is an existing hydrant at the neighboring lot to the west, so an additional hydrant was not necessary. A new hydrant would be required if the center of the house was more than 225 feet from an existing hydrant, and a turnaround would be required if the structure was more than 150 feet from the road.

Commissioner Trickler asked about the maximum building height in the R1-8 Zone. Planner Hawkins indicated that the maximum allowed height is 35 feet from the ground to the peak of the roof, or approximately two stories.

Chelsea Davis spoke on behalf of the applicant. Her in-laws, Scott and Cindy Davis, own the property, and her family intends to build on Lot 31. The homes on Lots 31 and 32 will have side-loading garages, so the driveway should remain clear. In response to a question from

Commissioner Nelson, Ms. Davis indicated that they intended to build a one-story home with a basement.

The Chair invited the Commissioners to either continue the discussion regarding the item or bring a motion if no further discussion was necessary.

MOTION: Commissioner Martineau moved that the Planning Commission APPROVE the request of Scott Davis for a Preliminary Residential Subdivision Plat called Timpanogos Meadow Plat 'E', located at 178 West 1100 North in the R1-8 Zone; and all final Planning, Engineering, and Fire Department requirements are met. Commissioner Butler seconded the motion. The Commissioners unanimously voted "Yes". The motion carried.

ITEM 2 - Public Meeting: Preliminary Subdivision Plat - Located at approx. 855 E 500 N (Grove Creek Neighborhood)

Public Meeting to consider the request of Deny Farnworth for a 3-lot preliminary residential subdivision plat, called Nelson Grove Plat 'A', located at approximately 855 E 500 North, on approximately 1.07 acres in the R1-9 (Single-Family Residential) Zone. (Administrative Item)

Planner Hawkins presented the Staff Report and stated that the application was for a three-lot Subdivision Plat with two proposed flag lots. The subject property and all surrounding properties to the north are in the R1-9 Zone, and properties to the south are in the R1-20 Zone.

The Subdivision Plat was reviewed. Planner Hawkins noted that only one flag lot is permitted per flag lot stem in a residential subdivision, and the proposed subdivision met that requirement. Lots 1 and 2 will share access. Lot 3 will have a separate access with a turnaround for emergency vehicles. Lot 1 would require 9,000 square feet. Lots 2 and 3 would require that each be 13,500 square feet, including the flag lot stems. Staff completed its review of the proposed subdivision and found that each of these proposed lots meets all minimum zoning and engineering requirements. Staff recommended approval of the proposed subdivision.

Commissioner Butler asked if Staff had any safety concerns about the entry points, as there will be two driveways next to each other on the east and west sides of the subdivision. The aerial map was reviewed. Engineer Wilson clarified that the existing access on the east would be shifted over and shared, and Staff was comfortable with the proximity to other driveways. In response to a follow-up question from Commissioner Butler, Engineer Wilson stated that Code Enforcement would handle any line-of-sight issues if landscaping is planted to block the view of traffic from neighboring driveways. There is an existing curb, but the applicant would install a sidewalk along the road frontage of the new development.

Commissioner Trickler asked if the existing home would be demolished. It was clarified that the home will remain, but the detached garage will be demolished.

In response to a question from Commissioner Shirley, Planner Hawkins confirmed that there is an existing flag lot west of the subject property. He confirmed that three lots will fit on the property and meet all minimum requirements.

1 The applicant was not present.

2
3 The Chair invited the Commissioners to either continue the discussion regarding the item or bring
4 a motion if no further discussion was necessary.

5
6 Commissioner Trickler asked if the long driveway would be sloped for water runoff toward the
7 street or yard. Engineer Wilson reported that it would be built to City standards with a five-foot
8 planter strip on the west side that would collect the water with a slope to allow any excess to flow
9 out to 500 North. The planter strip will also serve as a buffer for the driveway to the west.

10
11 **MOTION:** Commissioner Butler moved that the Planning Commission APPROVE the request of
12 Deny Farnworth for a preliminary residential subdivision plat called Nelson Grove Plat 'A',
13 located at 855 E 500 N in the R1-9 Zone. Commissioner Nelson seconded the motion. The
14 Commissioners unanimously voted "Yes". The motion carried.

15
16 **ITEM 3 - Public Hearing: Code Text Amendment - Section 10-14-24-1-C-2: Permitted**
17 **Principal Uses in The Grove Commercial Sales Subdistrict**
18 **(City Wide)**

19 Public Hearing to consider the request of Ian Schwarting to amend City Code Section 10-14-24-
20 1-C-2: Permitted Principal Uses in The Grove Commercial Sales Subdistrict, to add Use #6295
21 (Tattooing) to the list of permitted uses within the subdistrict. (Legislative Item)

22
23 Planner Hawkins reported that the applicant owns the VARA Salon Suites located at 1809 West
24 State Street, which rents suites to individuals who offer services that fall under Use 6230: Beauty
25 and Barber Services. The Use typically includes businesses that provide services such as haircuts,
26 microblading, permanent makeup, and piercings. The applicant requested to amend the list of
27 permitted Uses in The Grove Commercial Sales Subdistrict to allow tattoos and body art.

28
29 The purpose of The Grove Commercial Sales Subdistrict is *to create attractive Grove District*
30 *commercial areas, allowing for a mix of land uses including office, retail, and civic/public, and*
31 *utilizing the highest quality architecture and site design. The City Council may authorize*
32 *residential uses above the first level of commercial buildings. Development in this subdistrict*
33 *should contribute to the creation of a unique "signature image" for the City that encourages*
34 *pedestrian activity, social interaction and a quality shopping experience.*

35
36 The Grove Commercial Sales Subdistrict is located along major thoroughfares such as State Street,
37 North County Boulevard, and Pleasant Grove Boulevard. Because these roads are the primary
38 entry points into the City, both the building design and permitted uses in the zone are intended to
39 be attractive and create a "signature image" of the City. People often associate an area with the
40 Use types it contains. For example, the Tesla and BMW dealership in the southwest corner of
41 Pleasant Grove, or the grouping of restaurants at the corner of Pleasant Grove Boulevard and North
42 County Boulevard. Sometimes a business like Evermore Park serves as a landmark in the area.

43
44 Tattooing is only permitted in two zones in Pleasant Grove: (1) the Transit Overlay Zone, which
45 was not currently an active zone, and (2) the General Commercial ("C-G") Zone, which is located
46 in pockets along State Street and south Main Street. Both zones only permit tattooing under the

1 general category of Use 6200: Personal Services, which is a large category encompassing various
2 uses such as laundromats, mortuaries, photographic services, and beauty and barber services.
3 Although tattooing is not typically associated with the C-G Zone, the zone is intended to be an
4 area where most general commercial businesses can operate without adhering to a particular design
5 theme or signature image. Because of this, there is less pushback to permitting tattoo shops in the
6 C-G Zone. However, as the Grove Commercial Sales Subdistrict is intended to promote a
7 signature image of the City, it is important to identify the types of businesses the City wants to
8 allow in the zone.

9
10 Tattoos were historically perceived in a negative light and associated with groups thought to
11 operate outside of the social center. In recent years, that perception changed and tattoos has
12 become more accepted as a mainstream art form. Staff recommended that the Use be carefully
13 incorporated to retain the Grove Zone's signature image. The Grove Commercial Sales Subdistrict
14 encompasses a large area of Pleasant Grove, and it was Staff's opinion that it would be a sudden
15 and drastic change to permit Use 6295 throughout the entirety of the zone. Instead, Planner
16 Hawkins suggested that the Use be applied to a commercial zone with a smaller land area.

17
18 Staff recommended denial of the proposed Code Text Amendment as written. However, they
19 recommended approval of Use 6295 with the following conditions:

- 20
21 • The Use is only permitted if located on State Street.
- 22 • The Use must be associated with Use 6230: Beauty and Barber Services.

23
24 In response to questions from Commissioners Shirley and Trickler, Planner Hawkins displayed
25 the Zoning Map and identified all areas within the Grove Commercial Sales Subdistrict, as well as
26 the exact location of the applicant's property. Staff did not support the request to allow the Use in
27 the entire zone but was in favor of approval with the recommended conditions. Current tenants of
28 the salon suites perform beauty and barber services, including hair styling and microblading.

29
30 Commissioner Butler referred to the comparison table provided in the Staff Report and noted that
31 Orem only permits tattooing as an accessory Use to a beauty shop where less than 15% of the
32 revenue of the beauty shop is derived from tattooing and only using a three-needle or less method.
33 Planner Hawkins stated that Staff did not believe a revenue restriction was necessary.
34 Commissioner Butler noted that Pleasant Grove's stated "signature image" includes a walkable
35 City, and the Grove areas are not walkable because of the intensity of vehicle traffic.

36
37 Commissioner Shirley stated that there is a vaping and smoke shop in the area and asked if they
38 were allowed throughout the City. Planner Hawkins clarified that the two smoke shops in Pleasant
39 Grove are in the CS-2 Zone.

40
41 The applicant, Ian Schwarting, has worked with eight other cities regarding allowing tattooing,
42 and the outcome is generally based on how conservative the community is. He knew that tattooing
43 was not a permitted Use when he purchased the building. He has 15 locations in Utah and was
44 opening five locations in Arizona. The Pleasant Grove location has 23 salon suites that are rented
45 to barbers, eyebrow aestheticians, stylists, etc., and tattoo artists tend to have the same hours and
46 types of customers as those professionals. He stated that most city code was created at a time

1 when tattoos were not as mainstream as they are now, and typically, it is not refreshed until an
2 application such as his is received. His tenants are typically single women who want to add
3 tattooing to their service offerings.

4
5 In response to clarifying questions from Commissioners Shirley and Butler, Mr. Schwarting stated
6 that he understands and would accept the additional conditions as proposed. He owns the entire
7 building, which includes a dental office, the salon suites, and an Edward Jones financial planner.
8 Typically, only 5-15% or fewer prospective tenants offer body art or tattooing. Mr. Schwarting
9 indicated that Community Development Director, Daniel Cardenas, had previously stated that the
10 City may allow the use for 1 or 2 of his salon suites, but a tenant's business license application
11 was later denied, so he decided to move forward with the code text amendment request.

12
13 Chair Redding opened the public hearing. There were no public comments. The public hearing
14 was closed. The Chair invited the Commissioners to either continue the discussion regarding the
15 item or bring a motion if no further discussion was necessary.

16
17 Commissioner Martineau stated that this was the third request for a tattoo shop in his time on the
18 Commission, and this was the least obtrusive proposal. Similar businesses generally do not have
19 attractive frontages, and he was concerned about allowing the Use without limitations.

20
21 Commissioner Butler asked about the process of modifying the text amendment to attach the Use
22 to salon services. Planner Hawkins stated that the Planning Commission could make a motion to
23 recommend approval with the condition, and the modified text would be presented to the City
24 Council along with Staff and Commission recommendations. If approved, the Use would be
25 allowed in salon suites or a standalone shop as long as it meets the conditions. Commissioner
26 Martineau stated that he was in favor of approval as conditioned.

27
28 Commissioner Trickler asked about why permanent makeup is allowed but not tattoos, as
29 permanent makeup is a form of tattooing. Planner Hawkins clarified that permanent makeup is
30 considered a beauty service, whereas tattoos are body art. Commissioner Nelson stated that it is a
31 matter of opinion.

32
33 The Planning Commission discussed limiting the Use to businesses with State Street frontage.
34 After discussion, it was decided that the motion should include both recommended conditions.

35
36 **MOTION:** Commissioner Trickler moved that the Planning Commission forward a
37 recommendation of APPROVAL to the City Council for the request of Ian Schwarting to amend
38 City Code Section 10-14-24-1-C-2: Permitted Principal Uses in The Grove Commercial Sales
39 Subdistrict, by adding Use 6295 (Tattooing); and adopting the exhibits, conditions, and findings
40 of the Staff Report, and as modified by the conditions below:

- 41
42 1. All final Planning, Engineering, and Fire Department requirements are met;
43 2. It is attached to Use 6230 (Salon); and
44 3. Fronting State Street.
45

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

ITEM 4 – 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)

****Item continued from September 11, 2025 meeting.****

Planner Hawkins presented the Staff Report and indicated that the application was to add several new uses in the Grove Business Park Overlay. At the previous meeting, Staff recommended approval of most of the proposed uses, as they met the intent of the GBPO by being contained within an enclosed building and not negatively impacting surrounding uses or buildings.

Proposed uses include:

- 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);
- 4718: Telephone Company Office;
- 4719: Other Telephone Communications, NEC (only cable service and internet offices)
- 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);
- 6373: Refrigerated Warehousing, except food lockers; and
- 6411: Automobile Repair (includes body shops, brake repair, mufflers, transmission repair, carburetor, radiator, wheel alignment, etc.).
- 6418: Auto Glass Installation and Service

Concerns were expressed about permitting Use 6411 without conditions, and the item was continued to allow time for Staff and the applicant to work toward a solution. Staff met with the applicant, and it was decided that the Use should be approved with the following conditions:

1. Engine and transmission repair are excluded.
2. The entirety of the use, including vehicles to be serviced, must be indoors.

These requirements would bring the Use into conformance with the vision of the GBPO, which is *to provide for a mixture of research, office, retail, warehousing, and certain specialized light manufacturing uses in a parklike atmosphere*. As such, Staff recommended approval of all proposed uses with associated conditions as written in the draft Code Text Amendment.

1
2 In response to a question raised by Commissioner Shirley, Planner Hawkins confirmed that the
3 noise ordinance applies citywide. Any noise would be limited to normal business hours.
4

5 Commissioner Butler asked for confirmation that the applicant understood the limitations of only
6 allowing the Use indoors and noted that the changes would apply to all properties within the Grove
7 Business Park Overlay; which could be applied to any property within the Grove Zone with a
8 rezone application. Planner Hawkins confirmed that the applicant approved of the change.
9

10 Commissioner Shirley asked which specific types of automotive services would be allowed, and
11 if the garage door would need to be closed.
12

13 Planner Hawkins reported that Use 6411 includes the following:

- 14 • Body shops;
 - 15 • Brake repair;
 - 16 • Mufflers;
 - 17 • Carburetor;
 - 18 • Radiator; and
 - 19 • Wheel alignment.
- 20

21 Commissioner Trickler asked about hazardous liquid disposal. Planner Hawkins stated that
22 transmission and engine repair would be specifically excluded. The applicant had indicated that
23 he was seeking approval for a body shop use. Commissioner Trickler asked if the installation of
24 nitrous oxide would be allowed, for example. Planner Hawkins indicated that such a business
25 would be allowed unless it required engine modifications.
26

27 Commissioner Shirley asked if stereo installation would be allowed and noted that stereo shops
28 are very loud. Planner Hawkins confirmed that stereo installation would be a permitted Use.
29 Commissioner Butler noted that all activity must take place indoors, and neighbors could report
30 outdoor use to Code Enforcement.
31

32 The applicant made himself available by phone for questions. The Commissioners did not have
33 any questions for the applicant.
34

35 Chair Redding opened the public hearing. There were no public comments. The public hearing
36 was closed. The Chair invited the Commissioners to either continue the discussion regarding the
37 item or bring a motion if no further discussion was necessary.
38

39 **MOTION:** Commissioner Nelson moved that the Planning Commission forward a
40 recommendation of APPROVAL to the City Council for the proposed amendments to City Code
41 Section 10-14-25-2-C: Permitted, Conditional and Accessory Uses, by adding the proposed list of
42 uses to the list of permitted uses in The Grove Business Park Overlay; and adopting the exhibits,
43 conditions, and findings of the Staff Report and as modified by the conditions of the Staff Report.
44 Commissioner Butler seconded the motion. The Commissioners unanimously voted "Yes". The
45 motion carried.
46

1 **ITEM 5 – Review and Approve the Minutes from the September 11, 2025, Meeting.**

2
3 **MOTION:** Commissioner Martineau moved to APPROVE the minutes from the September 11,
4 2025, Meeting. Commissioner Trickler seconded the motion. The Commissioners unanimously
5 voted “Yes”. The motion carried.

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

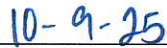
9
10 The Planning Commission Meeting adjourned at 7:57 PM.

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12 

13
14 Planning Commission Chair

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16 

17
18 Christina Gregory, Planning & Zoning Assistant

19
20 

21 Date Approved