

ORDINANCE NO. 2026-03

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING SECTION 10-11F-2-D: GENERAL COMMERCIAL ZONE, PERMITTED USES, EXPANDING THE PERMITTED USES TO INCLUDE USE #3424 METAL WORKING MACHINERY AND EQUIPMENT, AS A PERMITTED USE IN THE GENERAL COMMERCIAL ZONE INCLUDING AN EFFECTIVE DATE (BRIAN FRUIT, APPLICANT).

WHEREAS, the applicant, Brian Fruit proposes to add use #3424, Metal Working Machinery and Equipment to the list of permitted uses in the General Commercial Zone; and

WHEREAS, staff consider that the application to add use #3424, Metal Working Machinery and Equipment, to the list of permitted uses in the General Commercial Zone is not consistent with the purpose and objectives of the zone because of its manufacturing nature; and

WHEREAS, on December 11, 2025, the Pleasant Grove City Planning Commission held a public hearing to consider amending City Code Section 10-11F-2-D: General Commercial Zone, permitted uses, by adding use #3424, Metal Working Machinery and Equipment, to the list of permitted uses in the General Commercial Zone; and

WHEREAS, at its public hearing the Planning Commission decided that the requested amendment to Section 10-11F-2-D: General Commercial Zone, permitted uses, by adding Use #3424, Metal Working Machinery and Equipment, to the list of permitted uses is in the public's interest; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the amendment to Section 10-11F-2-D: General Commercial Zone, permitted uses, by adding Use #3424, Metal Working Machinery and Equipment, be approved with qualifying provisions; and

WHEREAS, on January 6, 2026 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

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

SECTION 1. Modified Section 10-11F-2-D: TABLE OF PERMITTED,

10-11F-2-D: PERMITTED, CONDITIONAL, AND ACCESSORY USES

C. Permitted And Conditional Uses:

The following principal uses and structures, and no others, are permitted in the CG zone:

<u>Use Number</u>	<u>Use Classification</u>
1292	Residential facility for handicapped persons, except that no such facility shall be established or maintained within $\frac{3}{4}$ mile of any other such facility (see section 10-15-23 of this title)
2742	Commercial printing (only related to retail sales of printed products)
3424 ¹	Metal working machinery and equipment (Includes tool and die shops, small machine shops, metal boring, brushing, cutting, drilling milling, etc.)¹
3427	Computer supplies and parts/manufacturing
4210	Bus transportation
4290	Motor vehicle transportation
4600	Automobile parking
4815	Electric utility company office
4825	Gas company office
4923	Travel agencies
5212	Building materials, except lumber
5220	Heating and plumbing equipment
5230	Paint, glass and wallpaper
5240	Electrical supplies
5251	Hardware
5253	Firefighting equipment
5254	Janitorial supplies
5256	Swimming pool supplies (includes hot tubs and spas)
5300	General merchandise (includes shopping centers, department stores, discount department stores, surplus stores, variety stores, mail and phone order houses, vending machine operators, direct selling, retail trade, etc.)
5400	Food stores (includes groceries, candy, nut and confectionery, bakeries, etc.)
5511	New and used car sales
5512	Used only car sales
5520	Automobile accessories (except tire recapping and vulcanizing)
5530	Service stations
5590	Retail trade - automotive, marine, aircraft and accessories
5600	Apparel and accessories (includes all clothing, shoes, custom tailoring, furriers, etc.)
5700	Furniture, home furnishings and equipment (includes appliances, electronics, office supplies, etc.)

5810	Eating places (restaurants)
5900	Miscellaneous retail trade (includes drug stores, antiques, secondhand, books, hobby, sporting goods, farm supplies, jewelry, fuel, pets, miscellaneous retail; except 5920, package liquor)
5950	Sporting goods, bicycles and toys
6100	Banks, insurance and real estate (includes credit services, security and commodity services, holding and investment services, etc.)
6200	Personal service (includes laundry, photography, beauty and barber services, funeral parlors, apparel repair, personal services, reception centers, etc.)
6311	Advertising services
6312	Outdoor advertising
6316	Direct mail
6317	Sign painting
6320	Credit reporting
6330	Officer services
6340	Dwelling and building services (not units)
6350	News syndicate
6360	Employment services
6390	Business services
6410	Automobile repair and related services
6420	Electrical appliance repair and services
6493	Watch, clock, jewelry repair, etc.
6494	Furniture repair
6496	Locksmiths and key shops
6497	Gunsmiths
6498	Saw, knife and tool sharpening
6499	Other repair services
6500	Professional services (includes medical, health, legal, engineering, architectural and planning, research, data processing, etc.; except 6515 and 6516; see conditional uses)
6597	Business and management consulting services (including computer installation, programming, networking, system designing, etc.)
6730	Postal services
6900	Miscellaneous service organizations (includes religious activities, welfare, and charitable services, organizations for business, professional, labor, social, fraternal, youth, political, civic, veterans, etc.)
7100	Cultural activities and natural exhibitions

7210	Entertainment assembly
7390	Amusements (no alcohol served)
7398	Video rental shops
7414	Ice skating (subject to the standards of section 10-15-34 of this title)
7415	Rollerskating and skateboarding (subject to the standards of section 10-15-34 of this title)
7417	Bowling alleys
8222	Animal hospital services (small animal outpatient clinic only)

1. Use 3424 is only permitted when all of the following qualifying provisions are met:

- a. A storefront is required
- b. The maximum square footage for manufacturing use is limited to 3,500 square feet
- c. Amperage is limited to 400 amps per unit

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 6th day of January 2026.



Eric Jensen, Mayor

ATTEST:

Wendy Thorpe - City Recorder

Motion: Council Member Williams

Second: Council Member ANDERSEN

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Eric Jensen	_____	_____	_____	_____
Dianna Andersen	✓	_____	_____	_____
Steve Rogers	✓	_____	_____	_____
Cyd LeMone	✓	_____	_____	_____
Todd Williams	✓	_____	_____	_____
Vacant	_____	_____	_____	_____

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. 2026-03 was posted on the State (<http://pmn.utah.gov>) website on this 7th day of January, 2026.

Dated this 7th day of January, 2026.

Wendy Thorpe
Wendy Thorpe, CMC, City Recorder