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2
3 **PLEASANT GROVE CITY**
4 **PLANNING COMMISSION MEETING MINUTES**
5 **DECEMBER 11, 2025**

6
7 **PRESENT:** Chair Alicia Redding, Commissioners Dustin Phillips, Jeffrey Butler, Jim Martineau,
8 Karla Patten, Kenna Nelson

9
10 **STAFF:** Daniel Cardenas, Community Development Director; Jacob Hawkins, City Planner; Paul
11 Douglass, Planning Technician; Christina Gregory, Planning & Zoning Assistant, Olivia Van
12 Wagoner, Administrative Assistant

13
14 **EXCUSED:** Commissioners Todd Fugal, Wendy Shirley and Denise Trickler

15
16 Chair Alicia Redding called the meeting to order at 7:00 p.m.

17
18 **REGULAR SESSION**

19
20 **Commission Business:**

21
22 1. **Pledge of Allegiance and Opening Remarks:** Commissioner Martineau led the Pledge of
23 Allegiance.

24
25 2. **Agenda Approval.**

26
27 • **MOTION:** Commissioner Butler moved to APPROVE the agenda. Commissioner
28 Martineau seconded the motion. The Commissioners unanimously voted "Yes".
29 The motion carried.

30
31 3. **Staff Reports:**

32
33 • **MOTION:** Commissioner Patten moved to APPROVE the Staff Reports.
34 Commissioner Butler seconded the motion. The Commissioners unanimously
35 voted "Yes". The motion carried.

36
37 4. **Declaration of Conflicts and Abstentions from Commission Members.**

38
39 There were no declarations or abstentions.

1 **ITEM 1 – Public Hearing: Code Text Amendment – Section 10-11D-2-C: Permitted**
2 **Principal Uses in the Commercial Sales-2 (CS-2) Zone**
3 **(City Wide)**

4 Public Hearing to consider the request of Kevin Mulvey for Questar Gas Company to amend City
5 Code Section 10-11D-2-C: Permitted Principal Uses in the Commercial Sales-2 (CS-2) Zone, to
6 add Use 4824 (Gas pressure control stations) to the list of permitted uses within the zone.
7 (Legislative Item)

8
9 City Planner, Jacob Hawkins, presented the Staff Report and indicated that the application was to
10 allow Use 4724, gas pressure control stations, to the CS-2 Zone. Gas pressure control stations
11 convert high-pressure gas from transmission pipelines to lower, safer pressures suitable for
12 residential, commercial, and industrial use. A photograph of a typical station was reviewed. Sites
13 include an enclosed area with a small maintenance building and all necessary pipes and equipment
14 to provide services to the area. Parking requirements are minimal as employees only visit the site
15 for maintenance and management.

16
17 Planner Hawkins reported that gas pressure control stations are necessary utility stations that
18 provide services to the surrounding neighborhoods and commercial buildings. Use 4824 is
19 permitted in residential zones but had not been introduced to the CS-2 Zone. Staff recommended
20 that the Planning Commission forward a recommendation of approval to the City Council for the
21 proposed Code Text Amendment.

22
23 Melisa Dizdarević spoke on behalf of Enbridge Gas and indicated that the building onsite is where
24 the equipment to transfer the gas from high to low pressure is housed. They are safe facilities that
25 are often found in residential neighborhoods. In response to a question from Commissioner
26 Martineau, Ms. Dizdarević stated that the stations are designed to fit within the specific parcel.
27 Three-by-three stations require a 100-square-foot by 100-square-foot parcel, but the proposed two-
28 by-two station requires less area. As the parcel is not square, their standard design will be modified
29 to fit.

30
31 Chair Redding opened the public hearing. There were no public comments. The public hearing
32 was closed. The Chair invited the Commissioners to either continue the discussion regarding the
33 item or bring a motion if no further discussion was necessary.

34
35 In response to a question from Commissioner Butler, it was clarified that Enbridge Gas is doing
36 business as Questar Gas, so the motion did not need to be modified.

37
38 **MOTION:** Commissioner Nelson moved to forward a recommendation of APPROVAL to the
39 City Council for the request of Kevin Mulvey for the proposed amendment to City Code Section
40 10-11D-2-C: Permitted Uses, by adding Use 4824 (Gas pressure control stations) to the list of
41 permitted uses in the Commercial Sales-2 Zone; and adopting the exhibits, conditions, and findings
42 of the Staff Report. Commissioner Martineau seconded the motion. The Commissioners
43 unanimously voted “Yes”. The motion carried.

1 **ITEM 2 – Public Hearing: Code Text Amendment – Section 10-11F-2-D: Permitted**
2 **Principal Uses in the General Commercial (C-G) Zone**

3 **(City Wide)**

4 Public Hearing to consider the request of Brian Fruit to amend City Code Section 10-11F-2-D:
5 Permitted Principal Uses in the General Commercial (C-G) Zone, to add Use 3424 (Metal working
6 machinery and equipment) to the list of permitted uses within the zone. (Legislative Item)

7 Planner Hawkins presented the Staff Report and stated that the request was to add Use 3424,
8 metalworking machinery and equipment, to the General Commercial (“C-G”) Zone. The Zoning
9 Map was reviewed, indicating that the C-G Zone is primarily located along portions of State Street
10 and the railroad tracks. A portion of the C-G Zone was previously zoned for manufacturing, and
11 the Future Land Use Map within the General Plan designates this area (which is north of State
12 Street and abutting the downtown area) to be within the Downtown Village (“D-V”) Zone. It is
13 anticipated that the already limited amount of land zoned C-G will continue to reduce as
14 development continues in the area between State Street and the railroad tracks.

15 Use 3424, Metal working machinery and equipment, is a manufacturing use that includes tool and
16 die shops, small machine shops, metal boring, brushing, cutting, drilling, milling, etc. It includes
17 small businesses that utilize drill presses or enclosed computer numerical control (“CNC”)
18 machines, to large production and assembly lines typically used in heavy manufacturing.

19 The applicant submitted the request because they have a potential tenant that would utilize CNC
20 machines to manufacture small, highly specialized valving for suspension for dirt bikes, side-by-
21 sides, and other vehicles. A photograph of sample valves was displayed, and the applicant
22 indicated that the machines would be small and completely enclosed. No ear protection is required
23 to operate the machinery as it produces little noise.

24 The tenant would receive deliveries of one-inch aluminum bar stock once per month. The stock
25 would be machined down into individual parts which are assembled to create specialized valves
26 that are distributed to installers or other locations where they can be anodized or colored.
27 Outbound shipments would be primarily through small parcel services like the United States Postal
28 Service.

29 The tenant would occupy an approximately 4,700-square-foot building; 3,000 square feet of which
30 is usable space for machining equipment. There would initially be two employees, with the
31 potential to increase to a maximum of six employees. The proposed use would primarily consist
32 of the manufacturing of specialized valves and online sales that would generate sales tax revenue.
33 While no showroom or storefront was proposed, the applicant may wish to have a showroom if
34 direct sales are necessary in the future. The building provides 400 amps of 208 power each hour,
35 and the proposed use is capable of operating on 200 amps.

36 Staff recommended denial of the application based on the following:

37 1. **The proposed use is manufacturing in nature and does not meet the purposes**
38 **of the C-G Zone.**

1 Please Grove City Code Section 10-11F-1 states, "The uses characteristic of this zone will be a
2 wide range of retail stores, shops, services and offices. This zone may be applied to areas which
3 have existing offices, heavy commercial and institutional uses. It is the intent that the C-G zone
4 contain a mixture of compatible uses."

5
6 The International Zoning Code ("IZC") provides definitions for light and heavy commercial uses:
7

8 **COMMERCIAL, HEAVY**: An establishment or business that generally uses open sales
9 yards, outside equipment storage or outside activities that generate noise or other impacts
10 considered incompatible with less-intense uses. Typical businesses in this definition are
11 lumber yards, construction specialty services, heavy equipment suppliers or building
12 contractors.

13
14 **COMMERCIAL, LIGHT**: An establishment or business that generally has retail or
15 wholesale sales, office uses, or services which do not generate noise or other impacts
16 considered incompatible with less-intense uses. Typical businesses in this definition are
17 retail stores, offices, catering services or restaurants.

18
19 The IZC also provides a definition for light manufacturing uses:
20

21 **MANUFACTURING, LIGHT**: The manufacturing, compounding, processing,
22 assembling, packaging or testing of goods or equipment, including research activities,
23 conducted entirely within an enclosed structure, with no outside storage, serviced by a
24 modest volume of trucks or vans and imposing a negligible impact on the surrounding
25 environment by noise, vibration, smoke, dust or pollutants.

26
27 Pleasant Grove has four commercial zones that are not located within The Grove or Downtown
28 Village Zones: (1) Neighborhood Commercial ("C-N"), (2) Commercial Sales ("C-S"), (3)
29 Commercial Sales-2 ("CS-2"), and (4) General Commercial ("C-G") Zones. The C-N Zone allows
30 low-intensity uses, including small retail or restaurant uses that are compatible adjacent to
31 residential uses. The C-S Zone allows additional commercial uses beyond those permitted in the
32 C-N Zone. The CS-2 and C-G Zones permit more intense commercial uses including car sales and
33 service and animal hospital services, as well as warehousing as a conditional use. The proposed
34 use was light manufacturing in nature, which is typically a better fit for manufacturing zones such
35 as the Business Manufacturing Park ("BMP") or Manufacturing Distribution ("M-D") Zones.

36
37 Demand for flex space has increased, and the areas that are currently zoned for manufacturing are
38 nearly built out. That demand has led to developers proposing to create flex-space buildings
39 outside of the established manufacturing zones including in the C-G Zone, The Grove Interchange
40 Subdistrict, and The Grove Mixed Housing Subdistrict. Tenants are often unaware of the
41 limitations of permitted uses within commercial zones, which eventually becomes an issue for the
42 property owners of flex space buildings.

43
44 The City had the opportunity to consider amending the purposes of some commercial zones in
45 response to the demand for light manufacturing uses, especially if such uses would not have an
46 impact on surrounding properties and considering the limited land available for manufacturing

1 uses. However, the vision of the City's future was already established through the General Plan,
2 which does not include the expansion of manufacturing areas or uses at this time.

3

4 **2. The proposed use does not limit the scale of manufacturing.**

5

6 The applicant indicated that certain qualifying provisions would be acceptable as long as the
7 proposed use is approved. Qualifying provisions could include limiting the square footage or
8 amperage of the proposed use to limit the possibility of larger-scale production and machinery.

9

10 Staff's recommendation of denial was based on the finding that the use did not meet the overall
11 purposes of the C-G Zone.

12

13 The applicant, Brian Fruit stated that his company, Timpanogos Cyclery, owns the subject
14 property. It was constructed in 1996 before the area was built out. The federal government is
15 encouraging companies to manufacture in the United States rather than importing items from other
16 countries, and imports are subject to high tariffs. His tenant would like to be able to manufacture
17 the parts locally within enclosed CNC machines that maintain a clean environment. There would
18 be no external manufacturing or storage, and parts are anodized by an outside vendor.

19

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

23

24 Commissioner Martineau stated that the Planning Commission had considered similar requests
25 with the same issue. The proposed specific use might not have a negative impact, but allowing
26 the use would open the door to more intensive manufacturing. The Commission had to consider
27 the entirety of the use, not just the manufacturing of a simple valve. Commissioner Butler noted
28 that limiting amperage had been discussed with previous applications and was also mentioned in
29 the Staff Report for this item. Commissioner Martineau remarked that the use was not in alignment
30 with the General Plan. The City is trying to develop its downtown and keep a hometown feel while
31 growing.

32

33 Chair Redding stated that although she understands the tenant's operation would be small and
34 clean, she does not want to invite other manufacturing into the C-G Zone. Commissioner
35 Martineau shared her concern as metalworking is a broad use. Chair Redding added that she
36 believes that this applicant would be clean and a good fit, but the proposed application opens up
37 the entire zone to the use.

38

39 Zoning and Aerial Maps were reviewed. Community Development Director, Daniel Cardenas
40 reported that the subject property was previously in the Manufacturing Distribution ("M-D") Zone
41 and borders that zone. However, the application was to add the use to the entire C-G Zone. The
42 Commission discussed current businesses in the area and their associated zoning.

43

44 In response to a question raised by Commissioner Butler, Planner Hawkins confirmed that the
45 tenant would generate sales tax revenue. Commissioner Butler noted that most other businesses
46 in the area do not collect sales taxes.

1
2 Commissioner Phillips stated that he would like to find a way to allow the use for the applicant's
3 property and asked about alternative solutions. Chair Redding stated that the options would be to
4 either allow the use with a Conditional Use Permit ("CUP") or suggest that the subject property
5 be rezoned. Commissioner Phillips indicated that the CUP option would not affect the entire zone
6 but would allow the tenant's specific use. Location was discussed, and it was noted that it is
7 unlikely manufacturing businesses would front on State Street due to the cost of the real estate.
8 Commissioner Butler noted that the tenant was responding to tariffs that may not stay in effect,
9 and the use would potentially no longer be needed within four years.

10
11 Director Cardenas stated that CUPs should be avoided because it would only delay resolution of
12 the issue. He suggested that the Planning Commission consider allowing Use 3424 as a permitted
13 use with qualifying provisions. Rezoning would extend the M-D Zone and was not supported by
14 the General Plan. However, that application could be heard in January and would only delay the
15 decision by two weeks. The Commission indicated a preference for rezoning.

16
17 Mr. Fruit stated that the tariffs had been in effect for 10 years, and at this point he did not believe
18 that the governing party would change or eliminate them. In response to a question from
19 Commissioner Butler, he stated that the building is a two-owner condominium and he would need
20 to speak with that individual regarding potentially rezoning the property. The Commission
21 indicated that rezoning would expand available uses on the property, not limit them.

22
23 Director Cardenas stated that Staff's recommendation was to allow it as a permitted use with
24 qualifying provisions as rezoning the property would require that the Planning Commission
25 identify specific reasons to deviate from the General Plan. In response to a question raised by
26 Chair Redding, he confirmed that the item could be continued to allow time for Staff to insert
27 relevant provisions.

28
29 In response to a question, Mr. Fruit stated that the previous tenant had vacated the property. His
30 preference was for either approval or quick failure so he could advertise for a new tenant if
31 necessary. It was clarified that the Planning Commission wanted to allow the use, but adding
32 qualifying provisions would delay the process by two weeks.

33
34 After further discussion, it was decided that the Commission would recommend approval with
35 qualifying provisions.

36
37 **MOTION:** Commissioner Phillips moved to forward a recommendation of APPROVAL to the
38 City Council for the request of Brian Fruit for the proposed amendment to City Code Section 10-
39 11F-2-D: Permitted Uses, by adding Use 3424 (Metal working machinery and equipment) to the
40 list of permitted uses in the General Commercial Zone; and adopting the exhibits, conditions, and
41 findings of the Staff Report, and as modified by the condition(s) below:

42
43 1. The maximum square footage for manufacturing use is limited to 3,500 square feet.
44 2. A storefront is required.
45 3. Amperage is limited to 400 amps per unit.

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

3

4 **ITEM 3 – Public Hearing: Code Text Amendment – Section 10-6-2: Definitions**
5 **(City Wide)**

6 Public Hearing to consider the request of Pleasant Grove City to amend Section 10-6-2:
7 Definitions, to revise the definition for "Building Height". (Legislative Item)

8

9 Planner Hawkins reported that the request was based on citizen concerns regarding the permitted
10 building height of new houses. Specific concerns were expressed over issues of density, safety,
11 light, and air, as well as the general feeling that new houses are too tall and impose on existing
12 properties.

13

14 In several new developments, ground level was raised to accommodate utilities and drainage prior
15 to constructing the house, which resulted in the final structure being much taller than neighboring
16 property owners expected even though the building height meets code standards.

17

18 In response to these concerns, Staff researched different ways to measure building height in the
19 hope of finding a middle ground that gives extra security to existing homeowners while allowing
20 new developments to build in a way that is fair. However, the researched methods did not result
21 in a significant difference in building height.

22

23 Pleasant Grove City Code describes building height as, "The vertical distance measured from the
24 average elevation of the finished lot grade at each face of the building to the highest point of the
25 roof; provided that those structures set forth in Section 10-15-9 of this title shall be excluded from
26 said measurement. The height of a stepped or terraced building is the maximum height of any
27 segment of the building." Planner Hawkins displayed a diagram of how height is currently
28 measured and indicated that the current definition was easy for Staff to understand and measure
29 and developers to provide. However, it did not satisfy neighbors' concerns.

30

31 Zoning ordinances historically permitted homes to be built up to 35 feet tall, which typically does
32 not create any substantial impacts to light, air, space, or feel of a neighborhood, even in situations
33 where a two-story home is adjacent to a rambler. A new provision approved in July 2024 allows
34 some houses to exceed 35 feet in height as long as increased setbacks are provided. This allows
35 for more design flexibility for new houses on larger properties while not giving adjacent property
36 owners the impression that their property is being overshadowed.

37

38 To provide extra security to existing residents, Staff proposed the following options to redefine
39 "building height". The overall goal of the proposed text amendment was to find the best solution
40 to ensure that the definition for "building height" is simple to understand, easy for Staff to measure,
41 easy for developers to provide, and satisfies neighbors' concerns.

42

43 **Option 1: Average between Original Grade and Finished Grade.** "The vertical distance
44 measured from the average elevation between the natural grade and proposed finished grade along
45 each face of the building to a horizontal line extending from the highest point of the roof; provided
46 that those structures set forth in section 10-15-9 of this title shall be excluded from said

1 measurement. The height of a stepped or terraced building is the maximum height of any segment
2 of the building."

3
4 Director Cardenas stated that Staff believed this option to be most appropriate. Planner Hawkins
5 reviewed a diagram of a sample property and explained how this option would be measured.

6
7 Option 1 requires developers to provide information about the natural grade of the property, which
8 may not always be readily available. Improvements and grading work are often performed shortly
9 after a subdivision plat is recorded to ensure that the lots being sold are buildable, and it can be
10 difficult to determine the original grade once the structure is finally constructed. This option would
11 also be difficult for Staff to measure. It would, however, slightly decrease the maximum allowed
12 height in some situations.

13
14 Referring to the diagram, Planner Hawkins reported that a change in elevation of three feet from
15 the natural and finished grade at the midpoint of the building would decrease the maximum
16 building height by 1.5 feet, for a perceived height of approximately 33 feet. At a difference in
17 grade of 7.5 feet, the maximum height would decrease by 2.5 feet, for a perceived height of 36
18 feet. In one example, the lowest elevation of the natural grade is 47 feet and the highest elevation
19 of the finished grade is 59 feet. If the neighbor to the rear erects a six-foot fence on the property
20 line, the house and two to three feet of ground would be visible over the fence. That could create
21 the perception that the house was deliberately built in a way that blocks the neighbor's view of the
22 mountains, even though the house meets all zoning and engineering requirements. This option
23 somewhat reduced the maximum building height, but not as much as neighbors might want.

24
25 **Option 2: Average height from a set distance from the building (IZC standards).** "The
26 vertical distance measured from the lowest average elevation of the finished lot grade within the
27 area between the building and a line 10 feet from the building, at each face of the building, to a
28 horizontal line extending from the highest point of the roof; provided that those structures set forth
29 in Section 10-15-9 of this title shall be excluded from said measurement. The height of a stepped
30 or terraced building is the maximum height of any segment of the building." The set distance from
31 the building could be amended.

32
33 Planner Hawkins explained how this option would be measured on a sample property and reported
34 that it would be both easier to measure and for developers to provide, as most building permits
35 include information about the finished grade slightly away from the foundation of the home.
36 However, it also results in the smallest difference in maximum building height from the original
37 definition.

38
39 **Option 3: Lowest point of the original grade along the perimeter of the building to the
40 midline of the roof.** "The vertical distance measured from the lowest natural grade surface at any
41 point on the perimeter of the building to the highest point of the coping of a flat roof, or to the deck
42 line of a mansard roof, or to a level midway between the level of the eaves to the highest point of
43 gambrel roofs; provided that those structures set forth in Section 10-15-9 of this title shall be
44 excluded from said measurement. The height of a stepped or terraced building is the maximum
45 height of any segment of the building. For the purpose of measuring height, the level of the eaves

1 means the highest level where the plane of the roof intersects the plane of the outside wall on any
2 side containing an eave.”

3
4 Because Option 3 measures to the middle of the roof, it creates a situation where buildings could
5 potentially be even taller than what is currently permitted. If this section were changed to measure
6 to the peak of the roof, it would be equivalent to measuring to the natural grade line, which would
7 not be as flexible for developers.

8
9 Director Cardenas stated that Staff studied multiple options, and Planner Hawkins was presenting
10 the three best and easiest to measure methods. Planner Hawkins asked for the Planning
11 Commission’s feedback on the options and noted that they could also leave the existing standards
12 in place.

13
14 Commissioner Martineau stated that in his professional opinion, Option 1 was the most appropriate
15 and is a generally accepted method of measuring commercial building height.

16
17 Director Cardenas stated that until three years previously, the maximum building height in Pleasant
18 Grove was the lesser of 2.5 stories or 35 feet. In order to make the process easier and less
19 restrictive, the 2.5-story maximum was removed. The City was experiencing more infill
20 development, and Staff was researching ways to accommodate both that new development and
21 existing homeowners. He then reviewed the measurement diagram as it relates to each option.

22
23 In response to a question, Director Cardenas stated that a walk-out basement would have been
24 considered a story under the previous code, and the home used in the sample diagram would not
25 have been permitted.

26
27 Chair Redding opened the public hearing.

28
29 *Jimm Pratt* identified himself as an attorney with Kirton McConkie at 2600 West Executive
30 Parkway, Suite 400 in Lehi. He was present on behalf of Castlewood Homes, whose Sierra Heights
31 project may have been the catalyst for the discussion. Staff had indicated that adoption of the
32 change may not be as detrimental as they first assumed, but he requested that a meeting be
33 scheduled to discuss how the ordinance will be applied so they can determine its impact on their
34 project. They understand the reason for the change, but do not believe it would be fair to apply it
35 retroactively.

36
37 When Castlewood Homes first met with City Staff, they were told that there were two possible
38 alignments for the storm sewer and drainage, both of which are gravity fed. One was through
39 Manilla Park, which is downhill and to the south and would not have required much fill. The other
40 was uphill and north of the property and required a lot of fill. Staff indicated that they would not
41 support the southern alignment of the utilities, and as a result the project was designed to require
42 more fill. That was not the developer’s preference because it was harder and more expensive, but
43 they deferred to the City, and the project was developed in accordance with approved permits.
44 They were concerned that the ordinance change could require them to build ramblers rather than
45 two-story homes on the premium lots. He requested the opportunity to speak with Staff to

1 determine if building permits be issued for two-story homes on the remaining lots, and that the
2 change apply only prospectively.

3
4 There were no further public comments. The public hearing was closed. The Chair invited the
5 Commissioners to either continue the discussion regarding the item or bring a motion if no further
6 discussion was necessary.

7
8 Director Cardenas clarified that City Code is not retroactive. A project is vested when an
9 application is made and payment is received, and the code that was in force at that time will
10 continue to apply to the property. The proposed ordinance would change how the height of an
11 individual home is measured and apply to all applications received after the date of adoption. If a
12 building permit is submitted and paid for prior to adoption, it will not apply.

13
14 Commissioner Phillips stated that he believed Mr. Pratt's concern was for the entire subdivision.
15 If a building permit had not been submitted for an individual lot, it was not vested, but the
16 developer had invested in the subdivision and would be retroactively affected by the change.
17 Director Cardenas stated that if approved, the text amendment would affect development in the
18 entire City. The amendment was not targeted at a specific subdivision, but he understood that it
19 may affect that developer as well as every other developer in the City.

20
21 Director Cardenas indicated that anyone can meet with Staff at any time, but that may not affect
22 the legislative process. The Planning Commission was reviewing the item as part of the legal
23 process, and he expected it to be heard by the City Council at its second January meeting.

24
25 Commissioner Phillips did not believe it would make sense to make a decision subject to Mr. Pratt
26 meeting with the City, but he did believe the decision should be postponed until that meeting is
27 held to ensure that the points are clarified. It was noted that the Planning Commission had already
28 considered continuing the item.

29
30 Director Cardenas clarified that Staff suggested the item be continued because they needed
31 direction from the Commission on the options that were presented. The Commissioners were
32 unanimously in favor of Option 1. The Commission discussed whether to recommend approval
33 or continue the item. It was noted that everyone was in favor of Option 1, but there was value in
34 waiting until after the meeting.

35
36 Commissioner Butler noted that the Sierra Heights project is unique and asked if Staff believed
37 the text amendment would negatively affect other developers. Director Cardenas stated that the
38 issue would arise with other projects. However, public hearings do not target specific individuals.
39 For example, if notices had been sent to residents who had complained about building heights,
40 there would have been 100 citizens at the meeting asking that the Planning Commission approve
41 the amendment. Staff was attempting to prevent the problem from becoming bigger. The home
42 that was used in the sample diagram is three stories tall and does affect the people who live behind
43 it, but it meets City Code. Many residents of Pleasant Grove City want the City to do something
44 about home elevations, and the text amendment was Staff's way of finding a middle ground.
45 Commissioner Butler stated that he agreed with Mr. Pratt in that future projects will be developed
46 based on the new ordinance and will not be caught in the middle of a project.

1
2 **MOTION:** Commissioner Martineau moved to CONTINUE the request of Pleasant Grove City
3 for a Code Text Amendment to City Code Section 10-6-2: Definitions, to revise the definition for
4 Building Height until January 8, 2026, based on the following:

5
6 Finding:

7
8 1. Staff should move forward with refining Option 1.

9
10 Commissioner Butler seconded the motion. The Commissioners unanimously voted "Yes". The
11 motion carried.

12
13 **ITEM 4 –Public Hearing: Code Text Amendment – Section 10-15-28: Design Review**
14 **(City Wide)**

15 Public Hearing to consider the request of Pleasant Grove City to amend Section 10-15-28: Design
16 Review, to amend the requirements of the design of new buildings, including residences.
17 (Legislative Item)

18
19 Planner Hawkins reported that Staff also requested Planning Commission feedback on Section 10-
20 15-28, which is intended to protect and preserve the character of Pleasant Grove's neighborhoods.

21
22 The purpose of this section is, "The City Council and Planning Commission, which advises the
23 Council on zoning matters, have determined that various aspects of architectural design have
24 significant impact on the character and value of City neighborhoods and business districts, and
25 that preserving and enhancing this character requires the existence of a certain harmony and
26 compatibility in these aspects from one building or dwelling to the next and throughout the
27 particular neighborhood or district. They have also determined that preserving and enhancing the
28 visual character of certain entryways to the City and areas of unique historical or architectural
29 significance, furthers the economic and cultural well-being of the community. Additionally, the
30 City finds that these same benefits should be extended to the entire City. The design standards
31 outlined below address general design relationships and site planning principles. They are
32 standards that could apply to any area of the City."

33
34 While Staff understands the importance of maintaining protections to the design of existing
35 neighborhoods, they also found that the zoning ordinances within this section are sometimes
36 unnecessary, subjective, and difficult to enforce.

37
38 Section 10-15-28-B-1 states, "To preserve the design character of the existing immediate area, to
39 protect the visual pattern of the community, to protect the value of surrounding properties, and to
40 promote harmony in the visual relationships and transitions between new and older buildings, new
41 buildings, including residences, should be made sympathetic to scale, form, size, and proportion
42 of existing buildings. This can be done by repeating building lines and surface treatment and
43 requiring some uniformity of detail, scale, proportion, textures, materials, color and building
44 form."

45

1 This section was intended to allow Staff some flexibility in reviewing building permits to ensure
2 that residences are compatible with their respective neighborhoods. When Staff determines that a
3 new house meets a zone's maximum height requirements, residents sometimes use this section of
4 code to emphasize their concerns regarding building height. It was not Staff's intent to undermine
5 the public's concern as they have to live with the finished product, and Staff echoed the need to
6 maintain a neighborhood's character. However, maintaining this section separate from individual
7 zoning requirements was problematic. Staff recommended that Section 10-15-28 be removed
8 entirely and instead relevant points from the section be better defined and included in the zoning
9 ordinances. For example, instead of referring to this section to ensure that new buildings are "made
10 sympathetic to scale, form, size, and proportion of existing buildings", all new buildings are
11 already required to meet certain lot coverage and building height standards. As long as those
12 defined requirements are met, there is no need to further restrict a building's scale or size.
13

14 It was Staff's position that better defining the language in this section and reinstating it in zoning
15 ordinances where it would be more relevant and easier to find would better protect the City because
16 the zoning ordinances are definitive rather than subjective. Planner Hawkins next reviewed
17 specific sections.
18

19 **Section 10-15-28: Design Review**

20

21 A: Construction Activity: The Planning Commission will review different kinds of construction
22 activity that need design approval, and each kind will need a slightly different application of the
23 guidelines:
24

- 25 1. For the construction of new buildings (including residences) and parts of buildings,
26 the focus is on the compatibility of new construction with the existing character
27 (style, size, etc.) of the immediate area.
- 28 2. For reconstruction, remodeling, addition and repair of existing structures, this
29 rehabilitation will be done in line with the original character of the structure.
- 30 3. For relocation of buildings, those buildings moved to sites must be compatible with
31 the surrounding buildings.
- 32 4. For the demolition or removal of all or parts of existing buildings, compatible
33 replacement structures must be sought.
- 34 5. For sign permits, the sign is to be designed as an integral architectural element of
35 the building and site to which it relates and is compatible with the overall character
36 of the area.

37 Staff did not have any immediate concerns with this section except that Planning Commission
38 approval may not be necessary. However, if the proposed building meets code, this entire section
39 can possibly be removed.
40

41 B. Harmony Of Design: 42

- 43 1. To preserve the design character of the existing immediate area, to protect the visual
44 pattern of the community, to protect the value of surrounding properties and to
45 promote harmony in the visual relationships and transitions between new and older

1 buildings, new buildings, including residences, should be made sympathetic to
2 scale, form, size, and proportion of existing buildings. This can be done by
3 repeating building lines and surface treatment and by requiring some uniformity of
4 detail, scale, proportion, textures, materials, color and building form.

5
6 Planner Hawkins reported that this section was not well-defined. The intent was to allow flexibility
7 for Staff to make a determination when reviewing building permits, but it had turned into more of
8 a hindrance because it is too subjective. Director Cardenas added that Staff proposed to eliminate
9 this section because, for example, residents who live in a rambler may use it to insist that their
10 neighbor needs to build a rambler as well.

11
12 If Staff were to implement this section of code when all other requirements from the RR or R-1
13 Zones were met, it would open a path to further conflict by either the developer or the neighbor.
14 Instead of having a section with flexible interpretation for limiting the scale, form, size, and
15 proportion of new buildings, the requirements should be included in the respective zone.

16
17 2. The use of unusual shapes, color and other characteristics that cause new buildings
18 to call excessive attention to themselves and create a jarring disharmony shall be
19 avoided or reserved for structures of broad public significance.

20
21 Planner Hawkins reported that this section had not been an issue in the past, but requirements such
22 as color are not always possible to enforce because residents do not need a building permit to paint
23 their house. Staff interprets "jarring disharmony" as more extreme. For example, a traditional
24 single-family home next to a converted school or an 85-foot-tall castle, or a double wide trailer in
25 the middle of a gated community of \$10 million homes. Staff preferred to trust people to want to
26 build a home that is similar in character to existing homes. If any portion of this section was
27 important to preserve, Staff recommended that the City consider exploring form-based code to
28 provide further definition in Residential zones.

29
30 3. The height and bulk of new buildings shall be related to the prevailing scale of
31 development to avoid overwhelming or dominating existing development.

32
33 4. Building additions should be designed to reflect existing buildings in scale,
34 materials and color. Facade renovations should include as few different materials
35 as possible.

36
37 5. The architectural style of new or redeveloped structures shall be compatible with
38 the predominant architectural themes of the district. Contemporary design for new
39 buildings in old neighborhoods and additions to existing buildings or landscaping
40 should not be discouraged if such design is compatible with the size, scale, color,
41 material and character of the neighborhood, building or its environment.

42
43 6. Adjacent buildings of different architectural styles shall be made compatible by
44 such means as materials, rhythm, color, repetition of certain plant varieties, screens,
45 sight breaks, etc.

1 Staff did not believe that the above sections required enforcement. It was their position that if
2 someone has the money to build a home, they should be able to build it in the style they choose.
3 Few complaints were anticipated about the style of homes as long as there was no jarring
4 disharmony. If someone is able to purchase additional land and wants to build a garage or addition,
5 as long as the proposed use is permitted and the lot coverage, setback, and building height
6 requirements are met, Staff had no issue with this section being removed. However, if it were
7 found to be pertinent, a new provision for floor area ratio could be implemented to dictate
8 maximum square footage, including height. Color is difficult to enforce without making the
9 zoning requirements too burdensome.

10
11 7. The construction of additions to existing buildings should be generally discouraged
12 in yards adjoining public streets and should instead be confined to side and rear
13 yards which are generally out of public view.

14
15 If the City determined that it was important to retain this section, it could be implemented in
16 respective residential zoning codes.

17
18 8. To preserve the continuity prevailing along each block face, the orientation of the
19 building's principal facade shall complement that of the majority of buildings in the
20 same block face (either parallel or perpendicular to the street).

21
22 Staff found that this section could be better defined in Section 10-6-2: Definitions for "front yard".

23
24 9. The open expanse of front lawns and the quantities of planting within them of new
25 or redeveloped structures shall be comparable to that of existing structures.

26
27 Considering water shortages, Staff found that this section was not necessary. Property owners
28 should be allowed to maintain their landscaping as xeriscaping if desired. Minimum setback
29 requirements should still provide for similar amounts of landscaped area, and residential zones
30 also specify minimum landscaping requirements at the time of construction.

31
32 10. Projects shall be designed in context with their surroundings. This means that
33 enough visual linkages between existing buildings and the proposed project shall
34 be provided so as to create a cohesive overall effect. In addition to those noted
35 above, visual linkages shall include window proportions, entryway placements,
36 decorative elements, style, materials and silhouettes.

37
38 This section gives flexibility for Staff to compare proposed buildings to the surrounding
39 environment for compatibility. However, it was written in a way that encourages uniformity
40 between houses. As there is no jarring disharmony between buildings, Staff did not find this
41 section necessary.

42
43 11. Access control: Doors, shrubs, fences, gates, and other physical design elements
44 should be used to discourage access to an area by all but its intended users.

1 12. Surveillance should be encouraged by placing windows in locations that allow
2 intended users to see or be seen while ensuring that intruders will be observed as
3 well. Surveillance is enhanced by providing adequate lighting and landscaping that
4 allow for unobstructed views.

5
6 13. Territoriality should be augmented by the use of sidewalks, landscaping, porches,
7 and other elements that establish the boundaries between public, semi-private and
8 private areas.

9
10 Planner Hawkins stated that landscaping and lighting can be implemented in a way that encourages
11 surveillance of the neighborhood, a method called Crime Prevention Through Environmental
12 Design. However, enforcement is difficult because landscaping plans are not required for
13 residential areas.

14
15 14. Projects should be designed with human scale foremost.

16
17 Staff did not believe this section added much value to the zoning ordinances.

18
19 15. To promote quality design, stabilize and improve property values and create a
20 pleasing visual appearance, all buildings with metal exterior covering may be
21 permitted by conditional use permit in commercial and industrial zones. The
22 Planning Commission shall base its evaluation on the architectural treatment and
23 appearance of the building facade, when visible from any public street.

24
25 Considering the advancements to metal siding as an exterior building material, Staff found that
26 metal-clad buildings should not require a Conditional Use Permit, especially in manufacturing
27 zones. The Grove Zone limits metal to an accent material.

28
29 Director Cardenas stated that the existing code is redundant, goes against other existing code,
30 impossible to apply, and easy to misinterpret. He was working on a new ordinance to define
31 xeriscape and its elements.

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

36
37 In response to a question, Planner Hawkins asked the Commission to review the section and inform
38 him of any text they believe should be retained in other sections of code.

39
40 **MOTION:** Commissioner Butler moved to CONTINUE the request of Pleasant Grove City to
41 amend Section 10-15-28: Design Review, to amend the requirements of the design of new
42 buildings, including residences, until January 8, 2026. Commissioner Phillips seconded the
43 motion. The Commissioners unanimously voted "Yes". The motion carried.

1 **ITEM 5 – Review and approve the minutes from the November 13, 2025, meeting.**

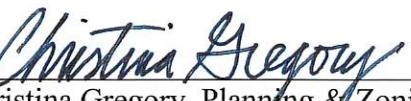
2
3 **MOTION:** Commissioner Patten moved to APPROVE the minutes from the November 13, 2025,
4 meeting. Commissioner Martineau seconded the motion. The Commissioners unanimously voted
5 “Yes”. The motion carried.

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

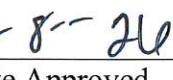
9
10 The Planning Commission Meeting adjourned at 8:56 PM.

11
12 

13 _____
14 Planning Commission Chair

15
16 

17 _____
18 Christina Gregory, Planning & Zoning Assistant

19
20 
21 _____
Date Approved