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**PLEASANT GROVE CITY**  
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**PLANNING COMMISSION MEETING MINUTES**  
4  
**JANUARY 8, 2026**  
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7 **PRESENT:** Chair Alicia Redding, Commissioners Jeffrey Butler, Jim Martineau, Karla Patten,  
8 Wendy Shirley, Denise Trickler, Kenna Nelson  
9

10 **STAFF:** Daniel Cardenas, Community Development Director; Aaron Wilson, City Engineer; Paul  
11 Douglass, Planning Technician; Christina Gregory, Planning & Zoning Assistant  
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13 **EXCUSED:** Commissioners Dustin Phillips and Todd Fugal  
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15 Chair Alicia Redding called the Planning Commission Meeting to order at 7:00 p.m.  
16

17 **REGULAR SESSION**  
18

19 **Commission Business:**  
20

21 1. **Pledge of Allegiance:** Commissioner Jeffrey Butler led the Pledge of Allegiance.  
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23 2. **Agenda Approval.**  
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25 • **MOTION:** Commissioner Martineau moved to APPROVE the agenda, with the  
26 continuation of Item 3. Commissioner Trickler seconded the motion. The  
27 Commissioners unanimously voted "Yes". The motion carried.  
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29 3. **Staff Reports:**  
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31 • **MOTION:** Commissioner Trickler moved to APPROVE the Staff Reports.  
32 Commissioner Nelson seconded the motion. The Commissioners unanimously  
33 voted "Yes". The motion carried.  
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35 4. **Declaration of Conflicts and Abstentions from Commission Members.**  
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37 There were no declarations or abstentions.  
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1    **ITEM 1 – Public Hearing: Code Text Amendment – Section 10-6-2: Definitions**

2    **(City Wide)**

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

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6    Community Development Director, Daniel Cardenas, presented the Staff Report and explained  
7    that the first Code Text Amendment is related to Section 10-6-2: Definitions. The proposal is to  
8    revise the definition for "Building Height." This revision would change how Staff measures  
9    building height. This was discussed at the last Planning Commission Meeting and there were  
10   several different options presented. Right now, the measurement is from finished grade. One  
11   option is to leave the measurement as it is currently. He referenced the current definition:

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- 13    • The vertical distance measured from the average elevation of the finished lot grade at each  
14    face of the building, to the highest point of the roof; provided, that those structures set forth  
15    in Section 10-15-9 of this title shall be excluded from said measurement. The height of a  
16    stepped or terraced building is the maximum height of any segment of the building.

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18    Another option is to take the original grade into consideration. This would involve the average  
19    between the original grade and finished grade. Director Cardenas explained that the next option  
20    is to look at the average height from a set distance from the building. The fourth option is to  
21    measure from the lowest point of the original grade along the perimeter of the building to the  
22    midline of the roof. The direction received during the last meeting was to focus on the option that  
23    looks at the average of the original and finished grade. Director Cardenas re-read the current  
24    definition of "Building Height" and then read the proposed text based on the previous feedback:

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- 26    • The vertical distance measured from the average elevation between the natural grade and  
27    proposed finished grade along each face of the building to a horizontal line extending from  
28    the highest point of the roof; provided that those structures set forth in Section 10-15-9 of  
29    this title shall be excluded from said measurement. The height of a stepped or terraced  
30    building is the maximum height of any segment of the building.

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32    The Planning Commission can forward a recommendation of approval or denial to the City  
33    Council. Director Cardenas explained that the City Council will make the final decision.

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35    Chair Redding opened the public hearing.

36

37    *Jim Pratt* explained that he introduced himself to the Planning Commission at the last meeting.  
38    He is an attorney with Kirton McConkie at 2600 West Executive Parkway, Suite 400, in Lehi. He  
39    was present representing Castlewood Development, the developer of the Siena Heights project,  
40    which would be impacted by the proposed Code Text Amendment. At the last meeting, he  
41    explained that their concerns have to do with reliance on Staff recommendations. A large amount  
42    of fill was imported at a great expense. If this Code Text Amendment is adopted and made  
43    applicable to the Siena Heights project, harm would have been caused due to the efforts made to  
44    accommodate the City. This definition should not be made applicable to existing projects.  
45    Mr. Pratt clarified that the project is not legally vested at this time but pointed out that there have  
46    been good faith efforts made to accommodate the City and it seems unfair that this could result in

1 financial harm. He felt this is detrimental to home builders at a time when the market is extremely  
2 difficult.

3  
4 At the last meeting, it was not clear how the measurement would be done to determine Building  
5 Height under the new ordinance, so there was optimism that it might be possible to do what was originally planned for the development. Mr. Pratt explained that there was a recommendation  
6 made by the Planning Commission to meet with Staff and review how the Code Text Amendment  
7 would apply to the development. The hope was that the meeting would be favorable, but that was not the outcome. It was determined that there would be impacts to the planned project. Mr. Pratt  
8 introduced Boyd Preece from Galloway & Company and explained that he would share information about the meeting that was held. In addition, Hayley Pratt, who is a representative of  
9 Castlewood Development, can speak about the project impacts.

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13 Chair Redding noted that Mr. Pratt mentioned there were instructions from the City to bring in fill.  
14 She asked for additional information about that. Mr. Pratt reported that there was a pre-application  
15 review done with City Staff and there were discussions about extending utilities to the project: (1)  
16 one path for connection was through the city park which was a downhill alignment and was  
17 discouraged by City Staff, and (2) the second path was an uphill alignment that connected to the  
18 city right-of-way on 1800 North which was supported by City Staff. Director Cardenas suggested  
19 that all of the public comments be heard before feedback is provided from Staff. Commissioner  
20 Wendy Shirley asked if the ground was raised so the homes did not need to have sump pumps.  
21 Mr. Pratt clarified that the need for fill had to do with the sewer and storm drain.

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24 *Boyd Preece* explained that he is with Galloway & Company. He shared information about the meeting held with Director Cardenas. During that time, there was a discussion about the lots that are still available. The two lots that have the biggest challenges are at the end of the cul-de-sac. To make the sewer and storm drain work, they worked with the City and the minimum slopes required, but ultimately the cul-de-sac was 12 feet up from the natural ground. Lot 8 is the most impacted and is on the southwest corner of the cul-de-sac. Lot 6 is also impacted on the other side of the cul-de-sac. These lots happen to be the largest lots in the cul-de-sac and are considered to be the premium lots where they find buyers desire to put the nicer homes that tend to be bigger. When you have a bigger home with depth or width, the trusses are going to be higher.

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33 Mr. Preece reported that there is interest in building a home on Lot 8 and they prepared their calculations based on the desired house. Elevation drawing were displayed. Mr. Preece started with Lot 6 and noted that the blue line represents the finished grade. The orange line shown is the natural ground, and the purple line is right in the middle. Lot 6 measured at 36 feet, 8  $\frac{3}{4}$  inches using the method in the proposed Code Text Amendment. Additional elevation drawings were shared with the Planning Commission for Lot 8 measuring 38 feet, 10  $\frac{3}{4}$  inches. Commissioner Jim Martineau asked about potential changes to the pitch of the roof from 10/12 to 6/12 to bring down the height. Mr. Preece confirmed that pitch can have a notable impact. He is not a Structural Engineer, so there would need to be work done to understand what the ramifications would be to any changes made there. The gables have a different pitch for aesthetic reasons.

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44 Commissioner Shirley asked about the height of the basement, main floor, and second floor. Mr. Preece believed each floor would be nine-foot tall. Commissioner Denise Trickler wanted to

1 know if construction had started. Mr. Preece confirmed that plans had not yet been submitted for  
2 permits. Commissioner Shirley asked about the approximate acreage of the lots. It was stated that  
3 these are each approximately one-third of an acre. Mr. Preece stated that this situation is not unique  
4 to this project and he identified several projects along 1800 North that had similar challenges.

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6 *Hayley Pratt* introduced herself as a partner at Castlewood Development. Prior to the purchase of  
7 a property, Castlewood Development goes through a thorough architectural vetting process. This  
8 was done at Siena Heights as well. Ms. Pratt explained that there is a desire for the project to be  
9 both marketable and a nice place to live. The proposed amendment would have a significant  
10 impact on some of the premium lots. It will reduce the number of home plans that buyers can  
11 choose from on these lots, including some of the more desirable home plans like the Springfield  
12 plan which was the one shown for Lot 8. That limitation directly impacts their ability to sell homes  
13 and meet buyer demands. There is currently a prospective buyer under contract on Lot 8 for a  
14 Springfield plan. Under the proposed ordinance, that home would be impossible to build. Losing  
15 a buyer because it is no longer possible to build that desired home impacts the company. Vertical  
16 construction within the community started in December 2024 and they have closed on one home  
17 since then. They have multiple homes that are currently under contract and assume you will close  
18 on all of them, the absorption rate it is at one home every 4 months. If they lose the buyer for Lot  
19 8 because they cannot build the desired home, they may go 8 months without a sale in Siena.

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21 Ms. Pratt understands how the proposed amendment was determined and she appreciates Staff's  
22 response to community input, but asked the Planning Commission to take into account the current  
23 builders in Pleasant Grove. There are developers who designed their sites according to City  
24 standards and built infrastructure based on that. Those developers will face additional hardships  
25 because of what has been proposed. Ms. Pratt thanked the Planning Commission for continuing  
26 the item from the last meeting, so there was time to meet with Staff and understand the changes.

27  
28 Commissioner Butler asked how many more lots there are for this particular development.  
29 Ms. Pratt reported that there are three lots next to 1800 North, and those will be the least impacted  
30 by this amendment. There are four lots at the rear, which are approximately 30% of the project.  
31 Commissioner Butler believed the primary impacts would be on the two lots in the back. Ms. Pratt  
32 reported that several will be impacted, including the most premium lots that are available.

33  
34 *Russ Wilson* from Symphony Development which is the land development arm of Symphony  
35 Homes. He reported that they have a development called Blossom Hill on 200 South and 1100  
36 East. He is glad the Code Text Amendment was brought to their attention, because there are  
37 concerns about what has been proposed. The old Adam's apple orchard has a lot of topography  
38 that has required mass grading, cutting and filling on the site to make some road connections. He  
39 mentioned that they have a lot of fill on their lots. For instance, 1185 East was once a dead end  
40 with a 20-foot drop from the end of the road to the native grade. That was built up, as well as the  
41 road connection. Lots on either side of that are filled significantly and the proposed ordinance  
42 could cause them a lot of issues. Mr. Wilson explained that structural fill is needed in certain  
43 instances. There needs to be thought put into definitions and references to natural grade.

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45 *Grayson Blackham* introduced himself as a representative from the building portion of Symphony  
46 Homes and Symphony Development. It is their position that the ordinance should remain

1 unchanged. He feels like the complaint has an arbitrary aspect to it; it is quite specifically an  
2 element of perspective. He believes it could be addressed well with conforming, flat lots. Some  
3 of the lots within the Blossom Hill subdivision have more than 20 feet of fill. The mathematics  
4 would be challenging to put a home that would look commensurate to the lot it is put on. Mr.  
5 Blackham noted that there has been some discussion about premium lots, which are lots that  
6 command a higher price. He works in the architectural portion of the business and explained that  
7 it becomes difficult to put a house on a lot that might be valued at \$600,000 or \$700,000 and not  
8 have a home with architecture that follows the price point. The style and the roof line drive the  
9 attractive nature of the home. Buyers of these lots are looking for styles that are current to the  
10 time. As new or revised standards are considered, it could be seen as regressive. The viewpoint  
11 of where a person looks at a home and how tall it is depends on where they stand. There are homes  
12 that are fully compliant with the current code that look massive. As a builder, they take their  
13 contribution to the community seriously. There is a desire for Blossom Hill in its completed state  
14 to be an elegant and attractive addition to the community. Mr. Blackham referred to the examples  
15 for option one that reduced the height of the home by 2 feet, 4 inches; he does not feel like anyone  
16 would be able to perceive this reduction. When he adjusts a roof pitch for aesthetics, he needs to  
17 make an adjustment in increments of 4 to 8 feet before it creates a perceptual difference. He echoed  
18 the comment that was made earlier by Castlewood Development: if the amendment moves  
19 forward, he asked that the plats that have been recorded prior to the date of the amendment  
20 approval be excluded from the requirement. There are clients under contract who could potentially  
21 be impacted by what has been proposed. Mr. Blackham requested the code to remain unchanged.  
22

23 *McKay Quinn* explained that he is a lot owner in Siena Heights. He purchased a lot from  
24 Castlewood Development. Mr. Quinn chose to buy in that neighborhood because of the way the  
25 homes looked and the available designs. He was concerned about a change in the language,  
26 because it would limit how the homes surrounding his lot would look. This would impact the  
27 desirability of the area, neighborhood and ultimately home values.  
28

29 There were no further public comments. The public hearing was closed. The Chair invited the  
30 Commissioners to either continue the discussion regarding the item or bring a motion if no further  
31 discussion was necessary.  
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33 Chair Redding asked the City Engineer, Aaron Wilson, if the fill that was brought in was something  
34 the City imposed. Engineer Wilson reported that it was not something that was imposed by the  
35 City. During the Development Review Committee (“DRC”) Meeting, the challenges of the site  
36 were explained. It was a downhill site and downhill cul-de-sacs can cause issues with flooding.  
37 It was recommended and preferred that there would be flow out to 1800 North. There were  
38 different options shared including the option to go through the park. Ultimately, it was their choice  
39 to bring in the fill, but it was not a specific City requirement. Commissioner Martineau asked what  
40 the slope is from the end of the cul-de-sac to the road to the north. Engineer Wilson reviewed the  
41 details on the plans and confirmed the slope was at a half a percent. In the bulb of the cul-de-sac,  
42 there is a little more since it had to be spread out but only one to two percent.  
43

44 Commissioner Shirley noted that fill can vary a lot within a development, depending on the  
45 topography. She asked if the developments that have been approved already can be grandfathered  
46 in. The Code Text Amendment could apply to developments that are approved moving forward.

1 Director Cardenas clarified that the Planning Commission will not approve or deny the Code Text  
2 Amendment. He reminded those present that the Commission will forward a recommendation to  
3 the City Council. The Council will ultimately make a decision about the Code Text Amendment.  
4 It is not possible for the Planning Commission to grant exceptions or legal non-conforming status.  
5

6 Director Cardenas reported that a subdivision of the lots was approved. However, a structure or  
7 home is approved at the Building Permit phase. A structure does not receive vested rights until  
8 there is an application for a Building Permit. Commissioner Karla Patten wondered whether there  
9 could be an exception granted, because she does not think it is fair that there are several  
10 subdivisions this amendment will impact. Director Cardenas explained that once the amendment  
11 passes, it will effect every single building permit going forward. Once a Code Text Amendment  
12 is approved, it is implemented immediately and would apply to the code from that day forward.  
13

14 Commissioner Kenna Nelson asked if it was possible to include a condition in the motion language  
15 about a certain start date, which was denied. Director Cardenas explained that the Planning  
16 Commission is not considering a specific site in this case, but a broad Code Text Amendment that  
17 would impact all Building Permits going forward.  
18

19 Commissioner Butler wanted additional information about resident complaints. He referenced the  
20 Staff Report language, which states: "Over the past year, as new houses have been constructed,  
21 several concerned neighbors to a few of these developments have reached out to Staff regarding  
22 the permitted building height of those houses. These citizens are primarily concerned with their  
23 protections to density, safety, light, and air, and feel that some of these new houses are too tall and  
24 too imposing on their property." He asked if that kind of feedback is expected to increase in the  
25 future. Director Cardenas appreciated the public that were in attendance and commented that if  
26 this item had been noticed with postcard notices to specific neighbors, there might be more in  
27 attendance. In the past, when there were notices for a subdivision plat for an upcoming  
28 development, the neighbors have a misconception that they have a say in how the homes are built.  
29 Director Cardenas confirmed that they have received multiple concerns and several appeals to the  
30 approvals of Staff's interpretation of the 35-foot height limit. Last year, two appeals were filed.  
31 If neighbors were asked about their preference, it would likely be to measure from original grade.  
32 As Pleasant Grove City experiences more infill development, Director Cardenas anticipates more  
33 complaints to come to the City since most of the flat lots have been developed. He feels like the  
34 proposed amendment is an objective proposal from Staff that finds the balance between the natural  
35 grade and the finished grade. Staff does not know how the code will apply to specific sites until  
36 the City receives an application for the Building Permit.  
37

38 Commissioner Patten noted that there are several examples included in the Staff Report. This  
39 includes the Zoning Ordinances from Orem, Provo, Highland, and Park City. She asked if  
40 additional cities were researched. Director Cardenas reported that there is normally comparison  
41 research done for four or five cities. He added that there were discussions with the planners in all  
42 of the cities listed. It was not simply a review of the language included in their codes.  
43

44 Commissioner Shirley was not in support of the Code Text Amendment. The developers are  
45 reluctant to bring in fill because it is costly. They are also trying to meet public demands. She  
46 pointed out that there is population growth anticipated in the City, which means the City will likely

1 start to approve smaller lot sizes than in the past and more two-story homes. She expressed support  
2 for the existing code language. Commissioner Shirley pointed out that people in general prefer  
3 ceiling heights that are 9 or 10 feet. The preference used to be seven-foot basements with 8 feet  
4 on the main floor and 8 feet on the second floor.

5  
6 Chair Redding thought it made sense to approve the Code Text Amendment. She mentioned the  
7 existing residences that are being built around. What is proposed in this case is not the original  
8 grade or finished grade, but an average. She believes the developers will make this work and will  
9 still be willing to build in Pleasant Grove. Commissioner Patten agreed with the comments shared  
10 by Commissioner Shirley. She noted that subdivisions take a long time to plan. A change like  
11 this would impact the developers, which is the reason she would deny the amendment.  
12 Commissioner Trickler believed the Code Text Amendment should be approved because  
13 developers will push the boundaries. Commissioner Butler shared that developers have made  
14 promises to the City that did not come to fruition which ended up costing the City money.

15  
16 **MOTION:** Commissioner Nelson moved that the Planning Commission recommend that the City  
17 Council APPROVE the request of Pleasant Grove City for a code text amendment to City Code  
18 Section 10-6-2: Definitions, to revise the definition for Building Height; and adopting the exhibits,  
19 conditions, and findings of the Staff Report.

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21 Commissioner Martineau seconded the motion. Vote on motion: Commissioner Nelson-Yes,  
22 Commissioner Trickler-Yes, Commissioner Martineau-Yes, Chair Redding-Yes, Commissioner  
23 Patten-No, Commissioner Butler-No, Commissioner Shirley-No. The motion passed 4-to-3.

24  
25 **ITEM 2 – Public Hearing: Code Text Amendment – Section 10-15-28: Design Review**  
26 **(City Wide)**

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

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31 Director Cardenas presented the Staff Report and explained that the Code Text Amendment is for  
32 Section 10-15-28: Design Review. He reported that there are design requirements in every zone.  
33 He noted that there is one section of the code that has created friction, which is as follows:

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

42  
43 Director Cardenas pointed out that the above language is subjective. It is important to have code  
44 that is clear and simple, but the entire section is complicated. Additional language was shared:

1       • §10-15-28-B-3: The height and bulk of new buildings shall be related to the prevailing  
2       scale of development to avoid overwhelming or dominating existing development.

4       Director Cardenas noted that this language does not have specificity about height, square footage,  
5       or the number of stories. He understands the concepts in the language, but there can be some  
6       uncertainty about the application. Director Cardenas explained that every zone has design  
7       standards already, so this Code Text Amendment will not leave the City unprotected. It is not  
8       ideal to have language that creates confusion or is subjective. For that reason, Staff proposes the  
9       elimination of City Code Section 10-15-28. In response to a question from Commissioner Shirley,  
10      Director Cardenas shared the following language from the section that is extremely complicated:

12      • §10-15-28-B-6: Adjacent buildings of different architectural styles shall be made  
13       compatible by such means as materials, rhythm, color, repetition of certain plant varieties,  
14       screens, sight breaks, etc.

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

20      **MOTION:** Commissioner Patten moved that the Planning Commission recommend that the City  
21       Council APPROVE the request of Pleasant Grove City for a code text amendment to City Code  
22       Section 10-15-28: Design Review, to amend or remove the requirements of the design of new  
23       buildings, including residences; and adopting the exhibits, conditions, and findings of the Staff  
24       Report. Commissioner Butler seconded the motion. The Commissioners unanimously voted  
25       “Yes”. The motion carried.

27      **ITEM 3 – Public Hearing: Code Text Amendment – Section 10-15-38: Fencing Standards**  
28      **(City Wide)**

29      Public Hearing to consider the request of Pleasant Grove City to amend Section 10-15-38: Fencing  
30       Standards, to clarify and simplify portions of this Section. (Legislative Item)

32      Chair Redding reported that Item 3 on the agenda has been continued. The Planning Commission  
33       took a short break before hearing the next item on the Planning Commission Meeting agenda.

35      **ITEM 4 – Public Hearing: Code Text Amendment – Section 10-11E-1-1: Table of Permitted,**  
36      **Conditional, and Accessory Uses**  
37      **(City Wide)**

38      Public Hearing to consider the request of Pleasant Grove City to amend Section 10-11E-1-1: Table  
39       of Permitted, Conditional and Accessory Uses, to amend the qualifying provisions for mixed use  
40       developments, by making sales tax revenue generating uses required for mixed use development.  
41       (Legislative Item)

43      Director Cardenas presented the Staff Report and explained that the Code Text Amendment is for  
44       Section 10-11E-1-1: Table of Permitted, Conditional, and Accessory Uses. He explained that the  
45       proposal is an amendment that changes the requirements to include residential units in the  
46       Downtown Village Zone. There is a table of the uses permitted and conditional in the Downtown

1 Commercial and Downtown Transitional subdistricts. Director Cardenas reviewed several lines  
2 on the table and then read the following from the qualifying provisions below the table:

3

- 4 Mixed-use development (commercial and multi-family residential within a structure).  
5 Three residential units per 1,000 square feet of gross space provided for commercial service  
6 or retail, having direct access to a public street.

7 When the Code was created, the intention was to reactivate the downtown. One of the main  
8 requests from developers was to have residential as well as commercial. This is when the ratio  
9 was established, which is three residential units for every 1,000 square feet of commercial use.  
10 Director Cardenas explained that a commercial use does not necessarily bring sales tax revenue to  
11 the City. For example, a professional office use does not bring in sales tax, as it is not a retail use.  
12 It is a commercial use, but that commercial use does not necessarily result in sales tax for the City.  
13 Staff is proposing that there be some amendments made. He read the following proposed language:  
14

15

- 16 Mixed-use development (commercial and multi-family residential within a structure).  
17 Three residential units per 1,000 square feet of gross space provided for retail or sales tax-  
18 generating uses having direct access to a public street.

19 Director Cardenas clarified that whatever exists currently will remain, but if this is approved, then  
20 a developer who wants to bring residential into the downtown area will need to focus on sales tax-  
21 generating uses. He stated that there is a desire to reactivate the area. Commissioner Patten asked  
22 if a massage parlor or salon generated sales tax. It was explained that those are services. Some  
23 examples of sales tax-generating uses are retail uses, restaurants, hotels, and storefronts. It was  
24 reiterated that this will not impact existing developments, but if the Code Text Amendment is  
25 approved, it will impact future developments with residential.

26 Commissioner Trickler asked about a building that is already there, but is unoccupied. If this  
27 passes at the City Council level and a new business were to come into the building, she wanted to  
28 know if the new requirements would apply. Director Cardenas clarified that it would not apply  
29 because the residential units would have already been approved. This would apply when a new  
30 development was proposed. He reviewed some example scenarios with the Commission.

31 Commissioner Butler asked about the proposed ratio, which is three residential units for every  
32 1,000 square feet of gross space for retail or sales tax-generating uses. Director Cardenas reported  
33 that the original ratio was proposed eight years ago. He believes it is a generous ratio from the  
34 City. Commissioner Butler wondered whether changing that ratio would be seen as detrimental.  
35 Director Cardenas believed it would, because there needs to be an appropriate balance in place.  
36 Commissioner Butler wanted to know how the ratio compares to other cities. Director Cardenas  
37 reported that other cities do not have something quite like this in place, as it tends to be worked  
38 out through a Development Agreement. Pleasant Grove City chose to put this into the code.

39 Director Cardenas shared the Pleasant Grove Zoning Map. He explained that the darker green  
40 color represents the Downtown Commercial Subdistrict and the lighter green represents the  
41 Downtown Transitional Subdistrict. Discussions were had about the Zoning Map and the  
42 applicable areas shown.

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2 Chair Redding opened the public hearing. There were no comments. The public hearing was  
3 closed. The Chair invited the Commissioners to either continue the discussion regarding the item  
4 or bring a motion if no further discussion was necessary.  
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6 **MOTION:** Commissioner Butler moved that the Planning Commission recommend that the City  
7 Council APPROVE the request of Pleasant Grove City for a code text amendment to City Code  
8 Section 10-11E-1-1: Table of Permitted, Conditional and Accessory Uses in the Downtown  
9 Village Zone; and adopting the exhibits, conditions, and findings of the Staff Report.  
10 Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Yes".  
11 The motion carried.  
12

13 **ITEM 5 – Elect a Chair and Vice-Chair for 2026-2027**

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15 Chair Redding reported that the next agenda item pertains to the election of a new Chair and Vice-  
16 Chair for 2026-2027. There was discussion about nominations for the Chair position.  
17 Commissioners Martineau and Fugal were nominated and seconded to serve as Chair. A vote was  
18 conducted with three votes received for Commissioner Fugal and four for Commissioner  
19 Martineau. Commissioner Martineau was elected to serve as Chair.  
20

21 Director Cardenas asked for nominations for the Vice-Chair position. Commissioners Redding  
22 and Shirley were nominated and seconded. A vote was conducted with five votes for  
23 Commissioner Redding, who was elected to serve as Vice-Chair.  
24

25 **ITEM 6 – Review and Approve the Minutes for the December 11, 2025, Meeting**

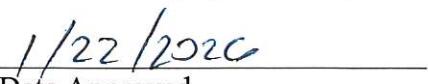
26  
27 **MOTION:** Commissioner Shirley moved to APPROVE the Minutes from the December 11, 2025,  
28 Meeting. Commissioner Butler seconded the motion. The Commissioners unanimously voted  
29 "Yes". The motion carried.  
30

31 **MOTION:** Commissioner Butler moved to ADJOURN. The Commissioners unanimously voted  
32 "Yes". The motion carried.  
33

34 The Planning Commission Meeting adjourned at 8:46 p.m.  
35

36   
37 Planning Commission Chair  
38

40   
41 Christina Gregory, Planning & Zoning Assistant  
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43   
44 Date Approved  
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