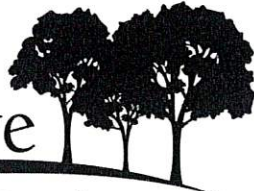


Pleasant Grove



Utah's City of Trees

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3 **PLEASANT GROVE CITY**
4 **PLANNING COMMISSION MEETING MINUTES**
5 **FEBRUARY 12, 2026**
6

7 **PRESENT:** Chair Jim Martineau, Commissioners Jeffrey Butler, Wendy Shirley, Alicia Redding,
8 and Kenna Nelson
9

10 **STAFF:** Daniel Cardenas, Community Development Director; Jacob Hawkins, City Planner;
11 Aaron Wilson, City Engineer; Christina Gregory, Planning & Zoning Assistant; Olivia Wagoner,
12 Administrative Assistant
13

14 **EXCUSED:** Commissioners Todd Fugal, Karla Patten, and Denise Trickler
15

16 Chair Jim Martineau called the Planning Commission Meeting to order at 7:00 p.m.
17

18 **REGULAR SESSION**
19

20 **Commission Business:**
21

22 1. **Pledge of Allegiance:** Commissioner Alicia Redding led the Pledge of Allegiance.
23

24 2. **Agenda Approval.**
25

- 26 • **MOTION:** Commissioner Redding moved to APPROVE the agenda, with the
27 continuation of Item 2 to the February 26, 2026, Planning Commission Meeting.
28 Commissioner Jeffrey Butler seconded the motion. The Commissioners
29 unanimously voted "Yes". The motion carried.
30

31 3. **Staff Reports:**
32

- 33 • **MOTION:** Commissioner Redding moved to APPROVE the Staff Reports.
34 Commissioner Wendy Shirley seconded the motion. The Commissioners
35 unanimously voted "Yes". The motion carried.
36

37 4. **Declaration of Conflicts and Abstentions from Commission Members.**
38

39 There were no declarations or abstentions.
40

1 **ITEM 1 – Public Meeting: Preliminary Subdivision Plat–Located at 543 North 1380 East.**
2 **(Grove Creek Neighborhood)**

3 Public Meeting to consider the request of Ben Kjar for the approval of a 4-lot residential
4 subdivision plat, called Loxley Ryzon Ranch Subdivision on approximately 3.11 acres, located at
5 543 North 1380 East and including a vacation of Lot 32 of the Walker Ridge Plat ‘B’ subdivision
6 in the R1-12 (Single-Family Residential) Zone. (Administrative Item)
7

8 City Planner, Jacob Hawkins, presented the Staff Report and indicated that the application was for
9 a residential Subdivision Plat for the Loxley Ryzon Ranch Subdivision at 543 North 1380 East in
10 eastern Pleasant Grove.
11

12 An aerial map of the subdivision was displayed. Planner Hawkins reported that the applicant, Ben
13 Kjar, brought the proposed subdivision before the Planning Commission as a one-lot, flag-lot
14 subdivision in December 2024. At that time, the applicant was required to ensure that there were
15 no gaps or overlaps between his proposed plat and any surrounding properties. While working on
16 this requirement, Mr. Kjar had the opportunity to purchase an adjacent lot that fronts 1350 East.
17 After purchasing the property, he applied to rezone his properties to R1-12, and that request was
18 approved.
19

20 The proposed Subdivision Plat was reviewed. The subdivision will be approximately 3.11 acres
21 in size and includes four separate parcels, two of which will be flag lots. The R1-12 Zone requires
22 flag lots to be a minimum of 18,000 square feet in size, which is one-and-one-half times the
23 minimum lot size of 12,000 square feet. The proposed flag lots meet all requirements, including
24 those for increased setbacks. Planner Hawkins reported that the application complied with all City
25 zoning requirements.
26

27 In response to a question raised by Commissioner Redding, Planner Hawkins clarified that Lot 32
28 was from a previous subdivision plat [named Walker Ridge Plat “B”]. That lot will be vacated
29 with the new plat.
30

31 Commissioner Shirley inquired about how each lot will be accessed. Planner Hawkins reported
32 that Lot 1 will be accessed from 1380 East and Lots 2, 3, and 4 will be accessed from 1350 East.
33

34 Commissioner Butler asked about the elevation of Lot 4 and any issues with storm water drainage.
35 Planner Hawkins explained that Lot 4 will drain toward 1350 East. City Engineer, Aaron Wilson,
36 added that he has been working with Mr. Kjar because there are some existing drainage channels
37 that come to the property and they determined there is a need to install an additional drainage swale
38 to direct historic drainage from the mountain to the northern side of the subdivision.
39

40 Project Engineer, Paul Watson, spoke on behalf of the applicant and reported that there is an
41 existing drainage swale on the back of the existing lots, and an additional small swale will be added
42 to the northern lot. Water will drain to the north. Commissioner Butler stated that the Planning
43 Commission had concerns about drainage from the original flag lot when it was first discussed, as
44 they wanted to ensure that water did not drain into the cul-de-sac at 1380 East. Mr. Watson stated
45 that each lot will have an individual retention basin, which will be identified on the Site Plans.

1
2 Chair Martineau opened the public hearing. There were no public comments. The public hearing
3 was closed. The Chair invited the Commissioners to either continue the discussion regarding the
4 item or bring a motion if no further discussion was necessary.

5
6 **MOTION:** Commissioner Kenna Nelson moved that the Planning Commission APPROVE the
7 request of Ben Kjar for a four-lot preliminary residential subdivision plat called Loxley Ryzon
8 Ranch Subdivision Plat ‘A’, located at approximately 543 North 1380 East on property zoned R1-
9 12, subject to the following condition:

- 10
11 1. All final Planning, Engineering, and Fire Department requirements are met.

12
13 Commissioner Butler seconded the motion. The Commissioners unanimously voted “Yes”. The
14 motion carried.

15
16 **ITEM 2 – Public Hearing: Code Text Amendment–Section 10-6-2: Definitions.**
17 **(City Wide)**

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

20
21 This item was continued to the February 26, 2026, Planning Commission Meeting.

22
23 **ITEM 3 – Public Hearing: Code Text Amendment–Section 10-15-38: Fencing Standards.**
24 **(City Wide)**

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

27
28 Planner Hawkins reported that at its January 22, 2026, meeting, the Planning Commission
29 discussed making amendments to the proposed language for “suitable screening”. Staff had made
30 those changes, and he was now presenting the text for final review.

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

35
36 Commissioner Butler indicated that the words “at maturity” needed to be added to the last sentence
37 of item i: Evergreen so that it reads, “Evergreen trees must have a minimum height of seven feet
38 (7’) at maturity.”

39
40 **MOTION:** Commissioner Redding moved the Planning Commission forward a recommendation
41 of APPROVAL to the City Council for the request of Pleasant Grove City for a Code Text
42 Amendment to City Code Section 10-15-38: Fencing Standards; and adopting the exhibits,
43 conditions, and findings of the Staff Report.

44
45 Commissioner Nelson seconded the motion. The Commissioners unanimously voted “Yes”. The
46 motion carried.

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ITEM 4 – Review and Approve the Minutes for the January 22, 2026 Meeting.

MOTION: Commissioner Butler moved to APPROVE the minutes from the January 22, 2026, meeting. Commissioner Redding seconded the motion. The Commissioners unanimously voted “Yes”. The motion carried.

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

The Planning Commission Meeting adjourned at 7:13 p.m.



Planning Commission Chair



Christina Gregory, Planning & Zoning Assistant

26 FEB 2026
Date Approved