

ORDINANCE NO. 2026-013

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING SECTION 10-15-28: DESIGN REVIEW, TO ELIMINATE THE PROVISIONS OF THIS SUBSECTION AND TO HOLD THIS SUBSECTION IN RESERVE FOR FUTURE USE, INCLUDING AN EFFECTIVE DATE (PLEASANT GROVE CITY APPLICANT).

WHEREAS, under the current code, the requirements of Section 10-15-28: Design Review are intended to establish general design guidelines for all zones within Pleasant Grove; and

WHEREAS, the requirements in Section 10-15-28: Design Review are redundant to other sections of code commercial development regarding building design, and unnecessary or difficult to objectively enforce in residential development; and

WHEREAS, to eliminate conflicting interpretations of Section 10-15-28: Design Review, and to utilize more relevant sections of the Code for enforcement, Staff finds that this Section should be removed and the Section be held in reserve for future provisions; and

WHEREAS, on March 12, 2026 the Pleasant Grove City Planning Commission held a public hearing to consider amending Section 10-15-28: Design Review, eliminate the provisions of this Section; and

WHEREAS, at its public hearing the Planning Commission decided that the requested amendment to Section 10-15-28: Design Review is in the public's interest and is consistent with the written goals and policies of the General Plan; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the amendment to Section 10-15-28: Design Review in the Pleasant Grove Municipal Code be approved; and

WHEREAS, on March 24, 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 is consistent with the goals and policies of the General Plan; and

WHEREAS, it is the legislative body's intent that the city code amendments shall be in the 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 10-15-28: DESIGN REVIEW, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

10-15-28: (RESERVED) DESIGN REVIEW:

~~(Reserved.)~~ The city council and the planning commission, which advises the council on zoning matters, have determined that the various aspects of architectural design have significant impact on the character and value of the city neighborhoods and business districts, and that preserving and enhancing this character requires the existence of a certain harmony and compatibility in these aspects from one building or dwelling to the next and throughout the particular neighborhood or district. They have also determined that preserving and enhancing the visual character of certain entryways to the city, and areas of unique historical or architectural significance, furthers the economic and cultural well-being of the community. Additionally, the city finds that these same benefits should be extended to the entire city. The design standards outlined below address general design relationships and site planning principles. They are standards that could apply to any area of the city.

~~—A. Construction Activity: The planning commission will review different kinds of "construction" activity that need design approval; and each kind will need a slightly different application of the guidelines:~~

~~— 1. For the construction of new buildings (including residences) and parts of buildings, the focus is on the compatibility of new construction with the existing character (style, size, etc.) of the immediate area.~~

~~— 2. For reconstruction, remodeling, addition and repair of existing structures, this rehabilitation will be done in line with the original character of the structure.~~

~~— 3. For relocation of buildings, those buildings moved to sites must be compatible with the surrounding buildings.~~

~~— 4. For the demolition or removal of all or parts of existing buildings, compatible replacement structures must be sought.~~

~~— 5. For sign permits, the sign is to be designed as an integral architectural element of the building and site to which it relates, and is compatible with the overall character of the area.~~

~~B. Harmony Of Design:~~

—1. To preserve the design character of the existing immediate area, to protect the visual pattern of the community, to protect the value of surrounding properties and to promote harmony in the visual relationships and transitions between new and older buildings, new buildings, including residences, should be made sympathetic to scale, form, size, and proportion of existing buildings. This can be done by repeating building lines and surface treatment and by requiring some uniformity of detail, scale, proportion, textures, materials, color and building form.

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

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

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

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

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

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

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

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

—10. Projects shall be designed in context with their surroundings. This means that enough visual linkages between existing buildings and the proposed project shall be provided so as to create a cohesive overall effect. In addition to those noted above, visual

linkages shall include: window proportions, entryway placements, decorative elements, style, materials and silhouettes. (Ord. 2000-23, 7-18-2000)

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

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

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

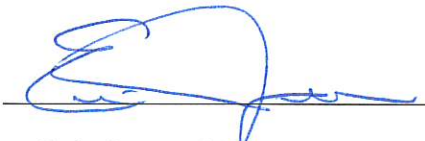
— 14. Projects should be designed with human scale foremost.

— 15. To promote quality design, stabilize and improve property values and create a pleasing visual appearance, all buildings with metal exterior covering may be permitted by conditional use permit in commercial and industrial zones. The planning commission shall base its evaluation on the architectural treatment and appearance of the building facade, when visible from any public street. (Ord. 2000-23, 7-18-2000; amd. 2003 Code; Ord. 2004-19, 8-17-2004)

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 24th day of March 2026.



Eric Jensen, Mayor

Wendy Thorpe

Wendy Thorpe

City Recorder

Motion: Council Member Phillips

Second: Council Member LeMone

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

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. 2026-013 was posted on the State (<http://pmn.utah.gov>) website on this 25 day of March, 2026.

Dated this 25 day of March, 2026.

Wendy Thorpe

Wendy Thorpe, CMC, City Recorder