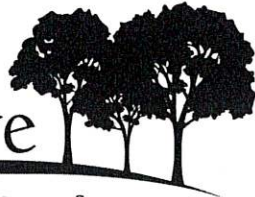


# Pleasant Grove



Utah's City of Trees

1  
2  
3 **PLEASANT GROVE CITY**  
4 **PLANNING COMMISSION MEETING MINUTES**  
5 **MARCH 12, 2026**  
6

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

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

14 **EXCUSED:** Commissioners Todd Fugal and Karla Patten  
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 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 items four and five to March 26<sup>th</sup> and the continuation of item six  
28 indefinitely. Commissioner Butler seconded the motion. The Commissioners  
29 unanimously voted "Yes". The motion carried.  
30

31 **3. Staff Reports:**  
32

- 33 • **MOTION:** Commissioner Nelson moved to APPROVE the Staff Reports.  
34 Commissioner Trickler 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.  
40  
41

1  
2 **ITEM 1 – Public Hearing: Conditional Use Permit– Located at approximately 322-332**  
3 **South 2000 West**  
4 **(Sam White’s Lane Neighborhood)**

5 Public Hearing to consider the request of Drew Parcell for a conditional use permit for Use #6830,  
6 Special training and schooling, located at approx. 322-332 S. 2000 West in The Grove Zone -  
7 Commercial Sales Subdistrict. (Administrative Item)

8  
9 City Planner, Jacob Hawkins, presented the Staff Report and reviewed the Aerial and Zoning  
10 Maps. The application was for Pura, located in Units 15 and 16 of The Grove Cove development  
11 near North County Boulevard and 250 South. The subject property is in The Grove-Commercial  
12 Sales Subdistrict, adjacent to The Grove-Mixed Housing Subdistrict. Development in the area  
13 includes retail and residential uses. Pura typically sells fragrances and diffusers in a retail setting  
14 and intends to use this location to teach classes, which is permitted with a Conditional Use Permit  
15 (“CUP”) under Use #6830: Special Training and Schooling.

16  
17 Planner Hawkins reported that two parking stalls are required for every three students plus one  
18 stall per employee. A total of 10 parking stalls were available to the business, so a maximum of  
19 12 students and two employees would be allowed at a time. Community Development Director,  
20 Daniel Cardenas, stated that parking requirements should be a condition of approval. Staff  
21 recommended approval of the proposed use with that one condition.

22  
23 In response to a question raised by Commissioner Trickler, it was confirmed that the business will  
24 have 10 total parking stalls available. Commissioner Butler asked about the business hours.  
25 Classes will be scheduled, as needed, by appointment during normal business hours.  
26 Commissioner Shirley asked if there was any neighboring residential. Director Cardenas explained  
27 that they don’t exist currently, but there is a subdivision plat under review for residential use at a  
28 neighboring parcel.

29  
30 Carol Parcell spoke on behalf of the applicant, Drew Parcell. Pura conducts most of its business  
31 at another location, and the subject property will be used for classes only. They anticipate having  
32 no more than three to four students at the location at any given time.

33  
34 Commissioner Shirley asked if there would also be evening classes. Ms. Parcell was unsure of the  
35 hours but reiterated that classes would be by appointment. Planner Hawkins stated that he believes  
36 they will be conducted during normal business hours, but there would be no issues with later  
37 classes. Chair Martineau indicated that after-hours classes would have more available parking.

38  
39 Chair Martineau opened the public hearing.

40  
41 Director Cardenas reported that one email was received from a resident who asked for details about  
42 what would be built behind their home. However, this application was for the use of an existing  
43 building which has already been constructed.

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

4  
5 **MOTION:** Commissioner Redding moved that the Planning Commission APPROVE the request  
6 of Drew Parcell for a Conditional Use Permit to allow Use #6830: Special Training and Schooling  
7 at approximately 322 and 332 South 2000 West in The Grove-Commercial Sales Subdistrict; and  
8 adopting the exhibits, conditions, and findings of the Staff Report, and as modified by the  
9 condition(s) below:

- 10  
11 1. All final Planning, Engineering, and Fire Department requirements are met.
- 12  
13 2. A maximum of 12 students and two employees may be on the property at any one  
14 time, and a maximum of 10 parking stalls can be used.

15  
16 Commissioner Butler seconded the motion. The Commissioners unanimously voted “Yes”. The  
17 motion carried.

18  
19 **ITEM 2 – Public Hearing: Preliminary Subdivision Plat–Located at approximately 989**  
20 **South 1300 West**  
21 **(Sam White’s Lane Neighborhood)**

22 Public Hearing to consider the request of St. John Properties for a 2-lot preliminary commercial  
23 subdivision plat, called Valley Grove Business Park Plat ‘S’ on approximately 4.55 acres, located  
24 at approximately 989 South 1300 West in the Business & Manufacturing Park (BMP) Zone.  
25 (Administrative Item)

26  
27 **ITEM 3 – Public Hearing: Site Plan–Located at approximately 989 South 1300 West**  
28 **(Sam White’s Lane Neighborhood)**

29 Public Hearing to consider the request of St. John Properties for a commercial site plan for an  
30 industrial building, located at approximately 989 South 1300 West in the Business &  
31 Manufacturing Park (BMP) Zone. (Administrative Item)

32  
33 Chair Martineau reported that Items 2 and 3 would be heard together.

34  
35 Planner Hawkins presented the item and reviewed the Aerial and Zoning Maps. The property is  
36 in the BMP Zone and borders The Grove-Commercial Sales Subdistrict. It is surrounded primarily  
37 by industrial buildings with vacant parcels to the west. The proposed Subdivision Plat  
38 encompasses two lots; Lot 42 totals 3.514 acres, and Lot 43 totals 1.039 acres. The BMP Zone  
39 requires one-acre lots with a minimum frontage of 40 feet. Minimum width is variable but must  
40 accommodate the building, driveway access, and peripheral landscaping. Required setbacks are  
41 25 feet front, 10 feet side, and 20 feet rear. The proposed Site Plan meets all requirements.

42  
43 The applicant proposed to develop Lot 42 with a flex space building similar to the one near the  
44 Tesla dealership. It will include 14 flex-space units ranging in size from 2,800 to 3,400 square  
45 feet. The building will be approximately 22 feet tall at its highest point and will be composed of  
46 glass and Concrete Masonry Unit (“CMU”) block in two colors, brown and tan.

1  
2 A total of 87 parking stalls will be provided within the boundaries of Lot 42. Flex-space units  
3 typically contain a mixture of uses, each of which carries its own parking requirements. One stall  
4 is required for every 300 square feet of office, 200 square feet of retail, and 6,000 square feet of  
5 warehouse space. The specific parking requirements for each use will be determined when  
6 building permits are issued, but the applicant projected the need for approximately 72 parking  
7 stalls by calculating the usage as half office with 68 stalls and half warehouse for 4 stalls. The  
8 property will have two points of access from 1300 West.

9  
10 The building will meet the required setback of 10 feet from the south property line, but all other  
11 setbacks will be much larger than required with 105 feet from the east, 85 feet from the west, and  
12 40 feet from the north properties lines. Total proposed open space was approximately 23,093  
13 square feet: 15% of the overall project area. Trash enclosures will be placed near the eastern  
14 property line.

15  
16 The BMP Zone is intended to *serve as a transitional area between The Grove Zone and the*  
17 *Manufacturing Zone; therefore, the zone is more restrictive than a conventional manufacturing*  
18 *zone, yet it allows for a number of uses otherwise prohibited in The Grove Zone.* It acts as a buffer  
19 between The Grove and Manufacturing Zones by allowing for more intense uses (such as light  
20 industrial) than The Grove Zone and retaining more design control than the MD Zone.

21  
22 Design requirements are outlined in Section 10-12A-3 and include:

- 23  
24
- Architectural Harmony – The architecture of proposed buildings must be in harmony with  
25 other nearby buildings and structures;
  - Design – Special attention should be preserved for curb appeal such as landscaping, street  
26 furniture, lighting, perimeter fencing, etc.; and
  - Outdoor Storage – Outdoor storage is permitted. However, outdoor storage, utilities,  
27 mechanical equipment, and loading operations are to be screened from public streets.
- 28  
29  
30

31 In addition to the above, the following requirements apply:

- 32
- Maximum building height of 45 feet.
  - Design requirements ensure that buildings are in harmony with others in the vicinity.
  - Landscaping requirements include:
    - 15 trees per gross acre is recommended, but the Planning Commission may adjust  
37 as necessary. The applicant proposed 55 trees, two more than the 53 needed for  
38 this ratio. All perimeter trees will be located 10 feet from the sidewalk.
    - 15% of the property must be dedicated to open space.
- 39  
40

41 Planner Hawkins reported that Staff recommended approval of the request.

42  
43 In response to a question raised by Commissioner Trickler, Planner Hawkins confirmed that all  
44 parking was contained on Lot 42 as only that site was being developed. A Site Plan will be  
45 submitted for Lot 43 later with its own parking.

1 Commissioner Shirley asked if a turn lane would be required. Planner Hawkins confirmed that  
2 there is an existing turn lane.

3  
4 The applicant, Marty Beaumont, stated that St. Johns Properties wanted to develop the property  
5 with a similar building to the one next to the Tesla dealership. It will be a flex building, which  
6 typically includes office and warehousing uses. They are excited about the location and hope to  
7 fill the building with great tenants. Lot 43 will be developed in the future.

8  
9 Commissioner Trickler asked about potential tenants. Mr. Beaumont stated that they typically  
10 build the shell prior to obtaining tenants.

11  
12 Commissioner Butler asked about the percentage of tax revenue-generating businesses that occupy  
13 the company's other flex-space buildings. Mr. Beaumont stated that he did not know the specific  
14 percentage, but the building near Tesla has tenants that generate sales tax revenue, and they believe  
15 the location of the subject property is conducive to retailers who need both showroom and  
16 warehouse space. The large windows shown on the Site Plan are more conducive to retailers, and  
17 the southern corner unit closest to North County Boulevard is fully wrapped with glass.

18  
19 Chair Martineau asked if the project will be a concrete tilt up construction or CMU. Mr. Beaumont  
20 clarified that the building will be primarily constructed of brick-style CMU.

21  
22 Commissioner Butler stated that the Site Plan indicates a large amount of asphalt in the back, some  
23 of which would be needed for deliveries. He asked if the applicant would consider adding parking  
24 at the rear if it was required for some uses. Mr. Beaumont stated the City is very good at tracking  
25 required parking, and they needed to identify additional stalls at the rear of the other building to  
26 meet those requirements. There is space at the rear of the building that can be utilized for parking  
27 if necessary. The four northern units will have dock doors, but most deliveries will be via box  
28 truck. The layout was designed to maximize the property's developable area, and they had  
29 considered developing the second lot with a retail pad. The two lots will share some parking.

30  
31 Chair Martineau 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 **MOTION:** Commissioner Redding moved that the Planning Commission APPROVE the request  
36 of St. John Properties for a two-lot preliminary subdivision plat called Valley Grove Business Park  
37 Plat 'S', located at approximately 989 South 1300 West in the Business and Manufacturing Park  
38 Zone; and adopting the exhibits, conditions, and findings of the Staff Report, and as modified by  
39 the condition below:

- 40  
41 1. All final Planning, Engineering, and Fire Department requirements are met.

42  
43 Commissioner Trickler seconded the motion. The Commissioners unanimously voted "Yes". The  
44 motion carried.

1 **MOTION:** Commissioner Butler moved that the Planning Commission APPROVE the request of  
2 St. John Properties for a commercial Site Plan for an industrial building located at approximately  
3 989 South 1300 West in the Business and Manufacturing Park Zone; and adopting the exhibits,  
4 conditions, and findings of the Staff Report, and as modified by the condition below:  
5

- 6 1. All final Planning, Engineering, and Fire Department requirements are met.  
7

8 Commissioner Shirley seconded the motion. The Commissioners unanimously voted “Yes”. The  
9 motion carried.  
10

11 **ITEM 4 – Public Hearing: Rezone–Located at approximately 877 South Mountain View**  
12 **Lane**

13 **(Sam White’s Lane Neighborhood)**

14 Public Hearing to consider the request of St. John Properties for a zone change to remove the  
15 Valley Grove Mixed Use (VGMU) Overlay from approximately 4.5 acres of land and to apply the  
16 Grove Business Park (GBP) Overlay to approximately 3.1 acres of land, located at 877 South  
17 Mountain View Lane. (Legislative Item)

18 **\*\*\*ITEM CONTINUED TO 3/26\*\*\***  
19

20 **ITEM 5 – Public Hearing: Rezone–Located at approximately 1018 South 1300 West**  
21 **(Sam White’s Lane Neighborhood)**

22 Public Hearing to consider the request of St. John Properties for a zone change on approximately  
23 0.23 acres of land to apply the Grove Business Park (GBP) Overlay, located at 1018 South 1300  
24 West. (Legislative Item)

25 **\*\*\*ITEM CONTINUED TO 3/26\*\*\***  
26

27 **ITEM 6 – Public Hearing: Code Text Amendment–Section 10-13: Overlay Zones(City Wide)**

28 Public Hearing to consider the request of Julie Smith to amend Section 10-13: Overlay Zones. The  
29 proposed text establishes the creation of a new overlay called the “Residential Cluster  
30 Development (RCD) Overlay” and provides provisions throughout the chapter for the proposed  
31 zone. (Legislative Item)

32 **\*\*\*ITEM CONTINUED INDEFINITELY\*\*\***  
33

34 **ITEM 7 – Public Hearing: Code Text Amendment–Sections 10-6-2, 10-9A-10, and 10-9B-9**  
35 **(City Wide)**

36 Public Hearing to consider the request of Pleasant Grove City to amend Section 10-6-2:  
37 Definitions, Section 10-9A-10: Building Height in the Rural Residential Zone, and Section 10-9B-  
38 9: Building Height in R-1 Zones. The purpose for this proposed text amendment is to amend the  
39 definition for “Building Height” in Section 10-6-2, and to provide an effective date in Sections 10-  
40 9A-10 and 10-9B-9. (Legislative Item)  
41

42 Director Cardenas reported that this code text amendment was heard by the Planning Commission  
43 on January 8, 2026, and received a recommendation of approval by a vote of 4-to-3. With that  
44 vote, he could take that split recommendation of approval to City Council. However, since three  
45 were opposed, Staff opted to bring an amended version of the ordinance back for discussion. Staff  
46 reached out to concerned residents and developers to weigh in on the issue.

1  
2 Planner Hawkins presented the Code Text Amendment. Section 10-6-2 was presented in January  
3 and received a recommendation of approval. Staff then discussed the matter with developers who  
4 suggested including an effective date, which would allow height in any subdivision approved prior  
5 to April 14, 2026 to be measured based on previous standards.  
6

7 The following was added to Sections 10-9A-10 and 10-9B-9:  
8

- 9 • *Applicability: The definition of "Building Height" shall apply to all new*  
10 *developments within the Rural Residential Zone; however, building permits within*  
11 *an approved subdivision prior to April 14, 2026, retain the right to have their height*  
12 *measured from the average elevation of the finished lot grade at each face of the*  
13 *building to a horizontal line extending from the highest point of the roof; provided,*  
14 *that those structures set forth in Section 10-15-9 of this title shall be excluded from*  
15 *said measurement.*  
16

17 Chair Martineau opened the public hearing.  
18

19 *Hayley Pratt* spoke on behalf of Castlewood Development. She appreciated Staff's responsiveness  
20 to their concerns and was in support of the amendment. They purchased the land for Siena Heights  
21 based on assumptions and standards in place at the time, and because the property was in  
22 development they could not adapt to this new change. She appreciated the Planning Commission's  
23 consideration of the proposed addition.  
24

25 There were no further public comments. The public hearing was closed. The Chair invited the  
26 Commissioners to either continue the discussion regarding the item or bring a motion if no further  
27 discussion was necessary.  
28

29 Director Cardenas stated that Staff tries its hardest to find a middle ground, but he encouraged  
30 developers to listen to their neighbors' concerns. City Staff works for the residents, and if the  
31 developer can plant a row of trees or bushes to mitigate those concerns, they should do so. Staff  
32 has no leeway in administrative decisions, but they try to work with developers and expect  
33 developers to show residents that same courtesy. Chair Martineau agreed. Chair Butler added that  
34 in many cases, the issue is one of wants versus needs, and the City cannot make laws based upon  
35 wants and needs. He believes the Planning Commission and Staff do a good job of listening to  
36 both sides and trying to help both existing and future residents.  
37

38 **MOTION:** Commissioner Butler moved that the Planning Commission forward a positive  
39 recommendation of APPROVAL to the City Council for the request of Pleasant Grove City for a  
40 Code Text Amendment to City Code Section 10-6-2: Definitions, to revise the definition for  
41 Building Height, and to Sections 10-9A-10 and 10-9B-9 to provide an effective date; and adopting  
42 the exhibits, conditions, and findings of the Staff Report.  
43

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

1 **ITEM 8 - Public Hearing: Code Text Amendment–Sections 10-6-2**

2 **(City Wide)**

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

5  
6 Planner Hawkins reported that the Code Text Amendment was created in response to questions  
7 received from residents. Staff review determined that the current definition was too broad and  
8 could be clarified.

9  
10 The current definition reads as follows:

11  
12 *BUILDING, ATTACHED: Any buildings separated by six feet (6') or less shall be deemed*  
13 *“attached” for the purposes of this title and as such shall meet all requirements of this title*  
14 *as if it were one building, whether actually physically connected or not.*

15  
16 Section 10-9B-7-F, Accessory Buildings, states:

- 17  
18 *1. Rear Yard/Interior Side Yard Accessory Building: Accessory buildings may be*  
19 *located in a rear yard/interior side yard no closer than six feet (6') from the*  
20 *dwelling and no closer than three feet (3') from the rear yard or interior side yard*  
21 *property line, except as required in subsection F2 of this section.*

22  
23 In context of the definition, if an accessory building was closer than six feet from the dwelling, it  
24 would have the same setbacks as the house. However, that would also allow an accessory building  
25 five feet from the house to be 35 feet tall because it would be considered an addition to the home.  
26 To address this issue, Staff proposed to amend the definition as follows:

27  
28 *BUILDING, ATTACHED: A structure physically joined to another structure or building*  
29 *by a common wall or floor/ceiling assembly to become one continuous structure or*  
30 *building, not including breezeways greater than six feet (6') in length. Such structures*  
31 *shall meet all requirements of this title.*

32  
33 Planner Hawkins indicated that breezeways were often requested by applicants, but Staff had not  
34 historically considered them to be a suitable means to attach buildings. Director Cardenas added  
35 that the current language was being taken advantage of by residents proposing a breezeway  
36 between their house and detached garage and using that to justify a 35-foot-tall garage.

37  
38 Commissioner Shirley asked if a porte cochère would be considered a breezeway. Planner  
39 Hawkins clarified that if it is attached to the house, it must meet the requirements for that structure.  
40 A porte cochère is part of the house and is considered attached. Breezeways are typically used to  
41 connect the roofline of the home to an accessory building. Director Cardenas added that  
42 breezeways will still be allowed but must comply with the proper setbacks. Chair Martineau stated  
43 that in other cities, to be considered “attached” the structure must have a common roof, one  
44 common wall, and be enclosed. Open-air structures are considered breezeways and are not  
45 attached.

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

4  
5 **MOTION:** Commissioner Shirley moved that the Planning Commission forward a positive  
6 recommendation of APPROVAL to the City Council for the request of Pleasant Grove City for a  
7 Code Text Amendment to City Code Section 10-6-2: Definitions, to revise the definition for  
8 Building, Attached; and adopting the exhibits, conditions, and findings of the Staff Report.

9  
10 Commissioner Redding seconded the motion. The Commissioners unanimously voted “Yes”. The  
11 motion carried.

12  
13 **ITEM 10 – Review and Approve the Minutes for the February 26, 2026, Meeting.**

14  
15 **MOTION:** Commissioner Redding moved to APPROVE the Minutes from the February 26, 2026,  
16 Meeting. Commissioner Trickler seconded the motion. The Commissioners unanimously voted  
17 “Yes”. The motion carried.

18  
19 **MOTION:** Commissioner Butler moved to ADJOURN. The Commissioners unanimously voted  
20 “Yes”. The motion carried.

21  
22 The Planning Commission Meeting adjourned at 7:59 p.m.

23  
24   
25 \_\_\_\_\_  
26 Planning Commission Chair

27  
28   
29 \_\_\_\_\_  
30 Christina Gregory, Planning & Zoning Assistant

31  
32 26 MARCH 2026  
33 Date Approved