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2
3 **PLEASANT GROVE CITY**
4 **PLANNING COMMISSION MEETING MINUTES**
5 **MARCH 26, 2026**

6
7 **PRESENT:** Chair Jim Martineau, Commissioners Jeffrey Butler, Karla Patten, Alicia Redding, and
8 Denise Trickler

9
10 **STAFF:** Jacob Hawkins, City Planner; Aaron Wilson, City Engineer; Paul Douglass, Planning
11 Technician; Christina Gregory, Planning & Zoning Assistant; Olivia Van Wagoner, Administrative
12 Assistant

13
14 **EXCUSED:** Commissioners Todd Fugal, Wendy Shirley, and Kenna Nelson

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 Butler led the Pledge of Allegiance.

23
24 2. **Agenda Approval.**

- 25
26 • **MOTION:** Commissioner Trickler moved to APPROVE the agenda with the
27 acknowledgement that Item #4 has been cancelled. Commissioner Butler seconded
28 the motion. The Commissioners unanimously voted “Yes”. The motion carried.

29
30 3. **Staff Reports:**

- 31
32 • **MOTION:** Commissioner Redding moved to APPROVE the Staff Reports.
33 Commissioner Patten seconded the motion. The Commissioners unanimously voted
34 “Yes”. The motion carried.

35
36 4. **Declaration of Conflicts and Abstentions from Commission Members.**

37
38 There were no declarations or abstentions.
39

1 **ITEM 1 – Public Hearing: Site Plan–Located at 1312 South Valley Grove Way**
2 **(Sam White’s Lane Neighborhood)**

3 Public Hearing to consider the request of Alex Norr for a commercial site plan for a 5-story luxury
4 apartment building, located at 1312 S Valley Grove Way in The Grove Interchange Subdistrict and
5 Valley Grove Mixed Use Overlay. (Administrative Item)

6
7 City Planner, Jacob Hawkins, presented the Staff Report and reviewed the Aerial and Zoning Maps.
8 For the proposed luxury apartment building Commercial Site Plan located at 1312 South Valley
9 Grove Way. The subject property is in The Grove Zone, which has general requirements for
10 landscaping, open space, building design, etc. It is also in the Grove Interchange Subdistrict, which
11 has requirements for building height and permitted uses, and the Valley Grove Mixed Use Overlay
12 (“VGMU”), which provides further requirements regarding permitted uses and setbacks. The City
13 Council also approved and applied a Development Agreement entitling a certain number of apartment
14 units and outlining additional special requirements to ensure that the proposed apartment building is
15 a luxury project.

16
17 “Luxury Apartments” are defined in the Development Agreement as *any residential building in the*
18 *Valley Grove Overlay Zone at a cost of at least \$250,000 per unit of construction costs only,*
19 *excluding engineering, building permit or other municipal fees, architectural and design costs, and*
20 *shall also comply with the Design Requirements.*

21
22 Examples of design requirements include:

- 23
24 1. Large flat or blank walls are not permitted.
25 2. Materials should be chosen that are high-quality, durable, sustainable, and
26 aesthetically pleasing, both indoors and outdoors.
27 3. Provide a sense of place at all arrival and entry points to the building.
28 4. Plantings are to be thoughtfully designed and placed.
29 5. Provide details on proposed site furnishings and lighting.
30 6. Provide amenities to support and complement the luxury residential feel of the
31 building.

32
33 Building elevations and concept renderings were reviewed. Proposed primary building materials
34 include brick veneer, cement panels, fiber cement siding, and aluminum composite panels.

- 35
36 • Approximately 35% of materials will be light gray and off-white fiber cement panel.
37 • White painted aluminum composite panel will comprise 25%.
38 • A perforated decorative screen on either side of the garage enclosure will comprise 23%.
39 • Large glass panes will surround the first-floor lobby area.
40 • Brick veneer is proposed around all public entrances.
41 • Most elevations will be broken up with balconies to avoid blank or flat walls.

42
43 The Landscaping Plan was reviewed. Perimeter trees will be provided on all sides of the project and
44 between parking rows, and a drainage basin will be located adjacent to Interstate 15. Park benches
45 and trash receptacles will be placed throughout the development. Amenities include a dog park and
46 a water feature.

1 The Development Agreement specifies that the design must provide a sense of place at all arrival
2 and entry points to the building and states that *providing a sense of place at the arrival and entry*
3 *point to the building is important. A water fountain or specially planned arrival feature or art can*
4 *really elevate the entry and arrival experience and is required to be included in the facility.* The
5 Development Agreement also provides a list of required and optional amenities as shown on pages
6 4 and 5 of the Staff Report, all of which were provided by the applicant.
7

8 To meet the “sense of place” requirement, the applicant proposed sculptural monument signage and
9 bench seating at the main building entry, but most arrival features were inside the lobby. Staff
10 compared the proposal to Daybreak, which has large planters, ample outdoor seating, and visible
11 entryway into the building. Dark sky pole lighting and wall sconces were proposed.
12

13 Planner Hawkins reported that the Design Review Board reviewed the application on February 23,
14 2026, and forwarded a recommendation of approval.
15

16 Commissioner Trickler asked if the only entry was through the lobby. Planner Hawkins reported
17 that the majority of residents will enter through the parking garage, and there will be several other
18 entry doors in addition to the main lobby entrance.
19

20 Josh Barnes spoke on behalf of the applicant. They appreciated the specific requirements outlined
21 in the Development Agreement as that helped them design a project of the quality the City Council
22 desired. They are excited about providing high-quality housing in Pleasant Grove. Mountain States
23 Properties is headquartered in Logan, Utah and owns/manages all its assets in-house.
24

25 In response to a question from Commissioner Butler, Mr. Barnes stated that they own and operate
26 approximately 3,000 multi-family units along the Wasatch Front. They have several properties that
27 are similar to the one proposed for Pleasant Grove. Seasons at Murray Crossing is a similar wrap-
28 style development next to Interstate 15, and it averages 95% occupancy or higher. Typical lease
29 terms are between 12 and 18 months, but month-to-month contracts are also offered at an extra
30 charge. Approximately 50% of tenants typically renew each year.
31

32 Commissioner Butler remarked that the wrap style looks something like a fortress and asked where
33 visitors will enter. Mr. Barnes stated that the lobby is a natural entry point, and guest parking is
34 provided along the private road on the south side of the building. The building was purposely
35 designed so that most amenities are located near the lobby.
36

37 In response to a question raised by Commissioner Trickler, Mr. Barnes stated that there were
38 approximately 30 guest parking stalls for the 427 units. Their research indicates that it will be
39 sufficient for guests. They are required to have a total of 755 parking stalls and are providing 815,
40 primary resident parking in the parking structure.
41

42 Chair Martineau asked about access to ground-floor units. Mr. Barnes stated that they would access
43 their units from a central hallway. They do not anticipate residents using guest parking, as it is more
44 desirable to use the covered resident parking in the garage. In response to a follow-up question, he
45 clarified that the garage will have an open-air screen, but temperatures in their similar garages
46 typically stay above freezing. The parking garage will be on the west elevation, facing Interstate 15.
47

1 In response to a question raised by Commissioner Martineau, Mr. Barnes reported that residents will
2 access the open-air courtyard through interior hallways. The retention basin will have larger trees
3 than those planted near the buildings. He did not have information on the specific tree species.
4

5 Commissioner Trickler asked if residents will be able to hear freeway noise. Architect Derrick
6 Christensen reported that materials in affected units will have a Sound Transmission Class (“STC”)
7 rating of 50 or above. Conversation has an STC of 30. Windows will have different pane thicknesses
8 so they do not resonate the same frequency.
9

10 Commissioner Butler asked about access from the northwest side of the building. Mr. Barnes stated
11 that the large sidewalk planned for the area will be part of the larger trail master plan and connect to
12 properties to the north and south. There will be a fire access road on the west side of the development.
13

14 In response to a question about fire safety, Mr. Christensen reported that they worked closely with
15 the Fire Marshall to create safe haven zones and address all potential fire safety concerns.
16

17 Commissioner Butler asked about the planned future Utah Department of Transportation (“UDOT”)
18 entrance. Mr. Christensen indicated the location on the Site Plan and stated that it was their intention
19 to have a culvert above the detention basin that connects to the private drive. The applicant would
20 work with UDOT to ensure adequate ingress and egress to the property.
21

22 Chair Martineau opened the public hearing. There were no public comments. The public hearing
23 was closed. The Chair invited the Commissioners to either continue the discussion regarding the item
24 or bring a motion if no further discussion was necessary.
25

26 Planner Hawkins reported that the applicant would provide 815 parking stalls, 45 more than the 770
27 required.
28

29 **MOTION:** Commissioner Redding moved that the Planning Commission APPROVE the request of
30 Alex Norr for a Commercial Site Plan for a luxury apartment building located at approximately 1312
31 South Valley Grove Way in The Grove Interchange Subdistrict and Valley Grove Mixed Use Overlay;
32 and adopting the exhibits, conditions, and findings of the Staff Report, and as modified by the
33 condition(s) below:
34

- 35 1. All final Planning, Engineering, and Fire Department requirements are met.
36

37 Commissioner Butler seconded the motion. Vote on Motion: Commissioner Tricker-No,
38 Commissioner Redding-Yes, Chair Martineau-Yes, Commissioner Butler-Yes, Commissioner
39 Patten-Yes. The motion carried.
40

41 **ITEM 2 – Public Hearing: Rezone–Located at approximately 877 South Mountain View Lane**
42 **(Sam White’s Lane Neighborhood)**

43 Public Hearing to consider the request of St. John Properties for a zone change to remove the Valley
44 Grove Mixed Use (VGMU) Overlay from approximately 4.5 acres of land and to apply the Grove
45 Business Park (GBP) Overlay to approximately 2.9 acres of land, located at 877 South Mountain
46 View Lane. (Legislative Item)
47

1 **ITEM 3 – Public Hearing: Rezone–Located at approximately 1018 South 1300 West (Sam**
2 **White’s Lane Neighborhood)**

3 Public Hearing to consider the request of St. John Properties for a zone change on approximately 0.74
4 acres of land to apply the Grove Business Park (GBP) Overlay, located at 1018 South 1300 West.
5 (Legislative Item)

6
7 Items 2 and 3 were presented together.

8
9 Planner Hawkins reported that the request was for a rezone to remove the VGMU Overlay from one
10 property and apply the Grove Business Park (“GBP”) Overlay to 2.9 acres of one property and 0.74
11 acres of another. The applicant proposed to utilize the area for a new flex space building.

12
13 Staff recommended denial of the proposed rezone based on the following:

- 14 • Because a new gateway to the City will be eventually created at 1300 West, special attention
15 needs to be given to the purposes of The Grove Commercial Sales Zone. The GBP Overlay
16 allows for uses that may not be conducive to this goal.
- 17 • The VGMU Overlay was created to permit high-density residential uses mixed with retail and
18 office uses. The only permitted use in this overlay besides those already established in The
19 Grove Commercial Sales Subdistrict is Use 1150: “Apartment (high rise), includes
20 condominiums.” However, the GBP Overlay permits 67 additional uses including
21 manufacturing, service, retail, office, and other uses often found in flex space areas.
- 22 • Other areas of the City are used, planned to be used, or have the capacity for use as flex space.
23 Planner Hawkins reviewed these areas on the Aerial and Zoning Maps.

24
25 In response to a question raised by Commissioner Redding, Planner Hawkins indicated the location
26 of the recently approved flex space building on the Aerial Map. That property is located in the BMP
27 Zone. Commissioner Redding remarked that the Site Plan was approved two weeks ago for a flex
28 space building across the street from the subject property.

29
30 Commissioner Butler asked for Staff’s opinion on what would best fit on the vacant parcel. If the
31 Interstate 15 interchange is constructed, it will provide direct access onto 1300 West, which will
32 potentially make it a high-traffic area. Planner Hawkins reviewed the purpose of The Grove
33 Commercial Sales Subdistrict and noted that it specifies *the creation of a unique “signature image”*
34 *for the City that encourages pedestrian activity, social interaction, and a quality shopping experience.*
35 Commissioner Butler remarked that the parcel is unique, and the City cannot force it to be developed
36 in a specific way. Flex space has uses and drives occupancy, but it does not necessarily generate sales
37 tax revenue.

38
39 Commissioner Martineau asked to review the General Plan. Planner Hawkins reported that the
40 subject properties are designated The Grove Commercial and The Grove Business Park.

41
42 *The Grove Commercial Subdistrict is devoted to commercial sales. The area is primarily an*
43 *auto-oriented business district encompassing a variety of retail, hotel, small event centers,*
44 *and a theme park. It is expected that remaining available land in this area will develop in a*
45 *similar fashion.*

1 The Grove Business Park Subdistrict *primarily contains the doTERRA corporate campus,*
2 *other office buildings, and retail uses. It is expected that remaining available land in this*
3 *area will develop in a similar fashion.*
4

5 In response to a question from Commissioner Butler, Planner Hawkins confirmed that Staff primarily
6 recommended denial of the application due to the proximity and amount of available flex space.
7

8 The applicant, Marty Beaumont stated that St. John Properties believes flex space is the right product
9 for the property. It is a very important corridor, and he understands that the intersection will be very
10 busy once the interchange is constructed. UDOT hopes to obtain funding and begin work on the
11 interchange within five to seven years. He discussed traffic patterns in the area and noted that 1300
12 West will still be a collector street, not an arterial street. Flex space is allowed in the nearby BMP
13 Zone, and they believe that the property's proximity to that zone and future interchange presents an
14 opportunity to bring in flex tenants.
15

16 Mr. Beaumont reviewed aerial images of the area and provided some background information on the
17 development. The Valley Grove Mixed Use Overlay was applied to 44.50 acres, and 4.5 acres of it
18 were zoned for a high-density residential development with 300 to 350 units. A total of 200,000
19 square feet of retail space was committed in the overall area, and they were approximately five years
20 out from other construction due to the retail requirement. They were now considering doing
21 something else on the 4.5-acre parcel because it has commercial potential.
22

23 The applicant understood the City's concerns with the aesthetics of flex space buildings, but it would
24 be very similar to the one across the street that was recently approved. They want to ensure that the
25 design fits the area. If the property is rezoned, the next step will be to approach the City Council with
26 a Development Agreement that can set that criteria and cement the applicant's commitment to provide
27 retail uses on some lots in the area previously zoned high-density residential. A conceptual rendering
28 was displayed. Aesthetic differences from typical flex space buildings will include a varied roofline
29 and additional bump-outs, as well as upgraded materials. Windows will extend to the ground and
30 wrap around the end caps. Enhanced landscaping will be added to block the truck yard at the rear.
31

32 Mr. Beaumont reviewed a list of tenants in the company's existing flex space building and noted that
33 five of the 12 tenants have a retail component. It was his belief that the location of the subject property
34 would be more conducive to that type of business with a warehouse in the back and a showroom in
35 front. They were also willing to remove 115 residential units from the 1,155 units planned for
36 development in the Valley Grove project area in exchange for allowing the use.
37

38 Commissioner Martineau asked about access to the remaining sites. Mr. Beaumont reported that one
39 access would be from North County Boulevard, and there would be a shared parking area. He then
40 provided square footage for specific lots.
41

42 Commissioner Butler expressed concern about trucks entering and exiting the property and its effect
43 on 1300 West. However, he appreciated that St. John Properties understands the importance of
44 Development Agreements and was impressed by their efforts to mask the truck yard. Mr. Beaumont
45 stated that they would ensure that it is a high-end development that is enticing to many different
46 businesses. They plan to add more street trees and a berm to distract from the view of the truck yard.
47

1 In response to a question raised by Commissioner Redding, Mr. Beaumont confirmed that he intended
2 to approach the City with a Development Agreement and indicated that he was amenable to it being
3 a condition of approval. In response to a follow-up question from Commissioner Butler, he clarified
4 that rezoning this property would not count towards the 200,000 square foot retail requirement for the
5 area under the existing Development Agreement for the VGMU Overlay. The current request to
6 remove 4.5 acres from the VGMU Overlay will require its own Development Agreement.
7

8 Chair Martineau opened the public hearing. There were no public comments. The public hearing
9 was closed. The Chair invited the Commissioners to either continue the discussion regarding the item
10 or bring a motion if no further discussion was necessary.
11

12 Commissioner Redding stated that she would prefer that the high-density residential development not
13 move forward, and the applicant's proposal was a great compromise. Commissioner Trickler asked
14 why residential would be allowed in The Grove Commercial Sales Subdistrict. It was clarified that
15 it was approved when the overlay was created, but the applicant was now asking to remove that
16 zoning. It was noted that Staff recommended denial because of the alignment with the General Plan
17 and the location becoming a future entrance point into the City.
18

19 Planner Hawkins requested that if the Planning Commission was inclined to forward a position
20 recommendation, a condition of approval be added that the applicant must work toward a
21 Development Agreement with the City Council. The properties that would be rezoned were reviewed.
22

23 **MOTION:** Commissioner Redding moved that the Planning Commission forward a positive
24 recommendation of APPROVAL to the City Council for the request of St. John Properties to remove
25 the Valley Grove Mixed Use Overlay from approximately 4.5 acres of land and to apply the Grove
26 Business Park Overlay to approximately 2.9 acres of land on property zoned the Grove Commercial
27 Sales Subdistrict, located at approximately 877 South Mountain View Lane; and adopting the
28 exhibits, conditions, and findings of the Staff Report; and as modified by the condition below:
29

- 30 1. The applicant must work with the City Council to put a Development Agreement in
31 place.
32

33 Commissioner Patten seconded the motion. The Commissioners unanimously voted "Yes". The
34 motion carried.
35

36 **MOTION:** Commissioner Patten moved that the Planning Commission forward a positive
37 recommendation of APPROVAL to the City Council for the request of St. John Properties to apply
38 the Grove Business Park Overlay to approximately 0.74 acres of land on property zoned The Grove
39 Commercial Sales Subdistrict, located at approximately 1018 South 1300 West; and adopting the
40 exhibits, conditions, and findings of the Staff Report; and as modified by the condition below:
41

- 42 1. The applicant must work with the City Council to put a Development Agreement in
43 place.
44

45 Commissioner Butler seconded the motion. The Commissioners unanimously voted "Yes". The
46 motion carried.
47

1 **ITEM 4 – Public Hearing: Code Text Amendment–Section 10-14-20-I: Building Materials in**
2 **The Grove Zone**
3 **(City Wide)**

4 Public Hearing to consider the request of Classic Jack Construction to amend Section 10-14-20-I:
5 Building Materials in The Grove Zone, to permit metal panel as a primary building material.
6 (Legislative Item)

7 ***ITEM CANCELLED***

8
9 **ITEM 5 – Public Hearing: Code Text Amendment–Sections 10-15-47: Accessory Apartments**
10 **(City Wide)**

11 Public Hearing to consider the request of Pleasant Grove City for code text amendment to amend
12 Section 10-15-47: Accessory Apartments, to revise the parking requirements for accessory
13 apartments. (Legislative Item)

14
15 Planner Hawkins presented the proposed Code Text Amendment for Accessory Dwelling Unit
16 (“ADU”) parking requirements. Pleasant Grove City Code currently requires a total of six parking
17 spaces, four for the primary dwelling and two for the ADU, including both garage and driveway
18 parking. The amendment was proposed to meet moderate-income housing requirements and bring
19 City Code in line with the State requirement for ADU parking.

20
21 The City proposed to implement Strategy E of the Moderate-Income Housing from the Utah State
22 Code Section 10-21-201: *Create or allow for, and reduce regulations related to, internal or detached*
23 *accessory dwelling units in residential zones.* To meet this strategy, Staff set three benchmarks to be
24 completed by 2027. In 2025, Staff performed research and provided a comparison of ADU ordinances
25 from neighboring cities, identified parking needs for ADUs, and ran a correlation study between street
26 parking violations and permitted ADUs. To meet the moderate-income housing goal of reducing the
27 amount of parking for accessory apartments, Staff now proposes to adopt state requirements and
28 reduce the required parking for internal ADUs.

29
30 Staff proposed to retain the requirement for six (6) total parking spaces for dwellings with detached
31 ADUs. For internal ADUs, at least two (2) off-street parking spaces would be required for the main
32 dwelling unit within a garage or carport, and one (1) off-street space for the internal ADU. Parking
33 for the internal accessory apartment shall not be permitted within the front yard setback. Utah State
34 Code Section 10-21-303 prohibits requiring additional parking spaces for an internal ADU if the
35 single-family home requires four parking spaces. If three parking spaces or fewer are required, only
36 one additional parking space may be required.

37
38 Planner Hawkins reported that the above requirements were proposed to avoid on-street parking as
39 much as possible. A family can live in both the single-family home and ADU. “Family” is defined
40 as one person living alone; two or more people related by blood, marriage, adoption, etc.; or up to
41 four related and/or unrelated people living as a single housekeeping unit. The more adults living on
42 the property, the more parking is needed.

43
44 In response to a question, Planner Hawkins clarified that four parking spaces can be required for a
45 single-family home, but in that case no additional spaces can be required for internal ADUs. ADU
46 parking is prohibited in the front yard setback and must be located to the side of or behind the house.
47 Commissioner Trickler stated that her home is on a corner lot and her tenant parks in front of the

1 third-car garage. Planner Hawkins clarified that she was in compliance because the text allows
2 parking in an approved driveway. Different parking scenarios were discussed.

3
4 Commissioner Trickler asked why a house with an ADU must have six parking spaces when an
5 apartment building only requires 1.5 stalls. It was noted that apartments are typically located near
6 services and public transportation, but people who live in the suburbs must have a car. Planner
7 Hawkins added that apartment parking requirements are also based on the number of bedrooms in
8 each unit.

9
10 Chair Martineau opened the public hearing. There were no public comments. The public hearing
11 was closed. The Chair invited the Commissioners to either continue the discussion regarding the item
12 or bring a motion if no further discussion was necessary.

13
14 **MOTION:** Commissioner Trickler moved that the Planning Commission forward a positive
15 recommendation of APPROVAL to the City Council for the request of Pleasant Grove City for a
16 Code Text Amendment to amend Section 10-15-47: Accessory Apartments, to revise the parking
17 requirements for accessory apartments.

18
19 Commissioner Butler seconded the motion. The Commissioners unanimously voted “Yes”. The
20 motion carried.

21
22 **ITEM 6 – Review and Approve the Minutes for the March 12, 2026, Meeting.**

23
24 **MOTION:** Commissioner Butler moved to APPROVE the Minutes from the March 12, 2026,
25 Meeting. Commissioner Redding seconded the motion. The Commissioners unanimously voted
26 “Yes”. The motion carried.

27
28 **MOTION:** Commissioner Butler moved to ADJOURN. The Commissioners unanimously voted
29 “Yes”. The motion carried.

30
31 The Planning Commission Meeting adjourned at 8:43 p.m.

32
33
34 
35 _____
36 Planning Commission Chair

37
38 
39 _____
40 Christina Gregory, Planning & Zoning Assistant

41 8 APRIL 2026
42 Date Approved