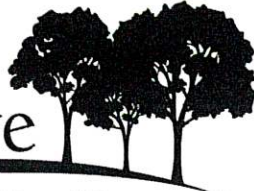


Pleasant Grove



Utah's City of Trees

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2
3 **PLEASANT GROVE CITY**
4 **PLANNING COMMISSION MEETING MINUTES**
5 **APRIL 9, 2026**

6
7 **PRESENT:** Chair Jim Martineau, Commissioners Wendy Shirley, Denise Trickler, and Kenna
8 Nelson

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

13
14 **EXCUSED:** Commissioners Jeffrey Butler, Todd Fugal, Karla Patten, and Alicia Redding

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 Trickler led the Pledge of Allegiance.

23
24 2. **Agenda Approval.**

- 25
26 • **MOTION:** Commissioner Trickler moved to APPROVE the agenda.
27 Commissioner Nelson seconded the motion. The Commissioners unanimously
28 voted "Yes". The motion carried.

29
30 3. **Staff Reports:**

- 31
32 • **MOTION:** Commissioner Shirley moved to APPROVE the Staff Reports.
33 Commissioner Trickler seconded the motion. The Commissioners unanimously
34 voted "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: Conditional Use Permit – Located at 1172 W 880 North**
2 **(Little Denmark Neighborhood)**

3 Public Hearing to consider the request of JoAnna Giles for a Conditional Use Permit for a major
4 Home Occupation for a preschool to allow for up to 13 students located at 1172 West 880 North
5 in the R1-8 (Single-Family Residential) Zone. (Administrative Item)
6

7 City Planner, Jacob Hawkins, presented the Staff Report and reviewed the Aerial Map for the
8 proposed preschool at 1172 West 880 North. The subject property is located near the Mount
9 Mahogany Elementary School, and the applicant had requested to operate a preschool from their
10 home due to an increase in demand for preschools. Daycares or preschools with six or fewer
11 children are permitted in residential zones as a minor Home Occupation. Pleasant Grove City
12 Code Chapter 10-15-27 outlines additional requirements, including that all state requirements must
13 be met, and a Conditional Use Permit (“CUP”) is required for preschools or daycares with more
14 than six but fewer than 13 children.
15

16 Additional requirements include:
17

- 18 • The Home Occupation shall not exceed 25% of the total floor area of the home.
 - 19 ○ The business will primarily be in the basement living room, adjacent bedroom, and
 - 20 bathroom of the residence. Children will also spend some time in the fenced-in
 - 21 side and rear yards.
 - 22 ○ The preschool will have up to three sessions per day, Monday through Friday.
 - 23 ▪ Early morning classes are from 9:00 a.m. to 11:00 a.m.
 - 24 ▪ Late morning classes are from 11:30 a.m. to 12:30 p.m.
 - 25 ▪ Afternoon classes will be from 1:00 p.m. to 3:30 p.m.
 - 26
- 27 • Less than 13 children are allowed, including the provider’s own children, and the provider
28 must live in the home where services are provided.
 - 29 ○ The applicant lives on the property and had requested approval for up to 12 children
 - 30 between three and five years of age.
31
- 32 • One nonresident employee is allowed on premises between the hours of 8:00 a.m. and 5:00
33 p.m. No additional employees are permitted for homes with lots under 12,000 square feet
34 in size. On-street parking is not permitted.
 - 35 ○ The applicant intended to have one nonresident employee, as well as a few trusted
 - 36 substitutes to be called upon in the event of an emergency. All teachers and
 - 37 residents of the home will complete a background check and obtain required
 - 38 licenses.
39
- 40 • Parking of up to eight cars per hour is allowed with sufficient off-street parking and
41 provided that the use does not adversely affect the neighborhood.
 - 42 ○ The paved driveway on the south side of the home can accommodate up to five
 - 43 vehicles at one a time.

1
2 Staff determined that the proposed preschool business would be in compliance with all minimum
3 requirements for a daycare and recommended approval of the CUP. Home Occupations are
4 permitted as long as they are conducted in such a way that, under normal conditions, neighbors
5 would not be aware of their existence.
6

7 Planner Hawkins reported that one comment was received in opposition to the CUP. The neighbor
8 had the following concerns:
9

- 10 • A facility catering to 13 children could be considered a large family childcare operation
11 and would change the character of the neighborhood.
- 12
- 13 • The local street is incapable of managing traffic generated by a large preschool, which may
14 lead to hazardous conditions.
- 15
- 16 • There is commercial land available for preschools.
- 17
- 18 • A preschool would disrupt the quietude of the neighborhood.
- 19
- 20 • There would be a redundancy of services as Mount Mahogany Elementary School is
21 nearby.
22

23 Staff appreciated the neighbor's concerns. However, they believed that the conditions outlined in
24 the Staff Report would mitigate any potential negative impacts.
25

26 In response to a question raised by Commissioner Trickler, Planner Hawkins reported that the
27 prohibition on on-street parking was added to address neighbors' concerns and make the business
28 feel more like a home occupation, as it will be less noticeable.
29

30 Chair Martineau asked if the home was currently used as a daycare. Planner Hawkins reported
31 that it would be an entirely new business. As long as there are no more than 13 children, it would
32 qualify for approval under a CUP.
33

34 The applicant, JoAnna Giles, stated that traffic and parking would be minimal. The home's
35 driveway is very large and has ample parking, and at least one staff member will be outside for
36 drop-offs and pick-ups. There are no homes on the south side, so, if necessary, parents can queue
37 there to drop off their children. She would appreciate the ability to have up to two events per year,
38 graduation and other events can be held offsite if necessary.
39

40 In response to a question from Chair Martineau, Ms. Giles stated that she would like to have three
41 sessions per day. She explained there is a big need for preschools. The Alpine School District has
42 decreased the number of children who can attend next year, and no three-year-olds will be allowed.
43 She hoped to fill that need. She had taught special education at the preschool level for 31 years
44 and would be retiring in June to continue her career through the preschool. She hoped to have 12
45 students in each class Tuesday through Friday.

1
2 In response to a question from Commissioner Trickler, Ms. Giles reported that Mount Mahogany
3 Elementary School has a Title 1 preschool for children with developmental delays. Two
4 preschools at Manila Elementary School will be closing, and the next closest preschool will be in
5 Lindon.

6
7 Commissioner Shirley asked if children aged two or younger will attend the preschool. Ms. Giles
8 stated that children must be three years old to attend. She hoped to begin classes at 9:00 a.m., and
9 the final class would end at 3:15 p.m.

10
11 Chair Martineau remarked that having pick-ups and drop-offs so close to one another may create
12 traffic problems and recommended that the classes be more spread out. Commissioner Trickler
13 stated that she works at Grove Crest Elementary School, and their end-of-school pickup is only 10
14 minutes long. She did not believe the timing for 12 children would be an issue. Ms. Giles stated
15 that she would be outside with the children at all times.

16
17 Chair Martineau opened the public hearing. There were no comments. The public hearing was
18 closed.

19
20 Commissioner Shirley suggested approving the CUP with an additional condition requiring that
21 all children be three years old or older. It is a home business, so it needs to work in the
22 neighborhood.

23
24 Commissioner Nelson reported that she had a conflict and would be unable to vote on the item.
25 Community Development Director, Daniel Cardenas, stated that the item would need to be
26 continued as there was no longer a quorum.

27
28 **MOTION:** Commissioner Trickler moved that the Planning Commission CONTINUE the request
29 of JoAnna Giles for a Conditional Use Permit to allow a daycare as a major Home Occupation,
30 located at 1172 West 880 North, in the R1-8 (Single-Family Residential) Zone to the April 23,
31 2026, Planning Commission Meeting. Commissioner Nelson seconded the motion. The
32 Commissioners unanimously voted “Yes”. The motion carried.

33
34 **ITEM 2 – Public Hearing: Conditional Use Permit– Located at 1130 W State Street**
35 **(Mud Hole Neighborhood)**

36 Public Hearing to consider a request from Classic Jack Construction to amend the requirements of
37 a Conditional Use Permit for Use #6376 – General Warehousing and Storage, located on the
38 southern 3.17 acres of 1130 W State Street in the General Commercial (C-G) Zone. (Legislative
39 Item)

40
41 Planner Hawkins reported that a CUP was approved for the subject property on March 14, 2024,
42 to allow Use #6376 – General Warehousing and Storage for a flex-space building with the
43 following conditions:

- 44
45 1. The proposal will be subject to a Site Plan review and approval by Staff and the Design
46 Review Board.

1
2 2. In addition to the requirements outlined in Section 10-15-29 (transitional development
3 standards for non-residential uses bordering residential zones), the design of the
4 building will be subject to the requirements found in The Grove Zone; specifically,
5 Section 10-14-20: Urban Design Standards.
6

7 The applicant had been working with Staff on a proposed Site Plan and had now requested approval
8 to use Metal Composite Material (“MCM”) siding on the façade, a sample of which was provided
9 to the Planning Commission. The Grove Zone only allows metal siding as an accent material
10 occupying 49% or less of the building façade. The General Commercial Zone has no such design
11 requirements, but Condition 2 of the CUP requires that the structure meet the design requirements
12 of The Grove Zone.
13

14 Staff recommended approval of the proposed CUP for the following reasons:
15

- 16 • The project must still meet the provisions of Section 10-15-29: Transitional Development
17 Standards for Nonresidential Uses Bordering Residential Zones.
18
- 19 • The project must also be approved by the Design Review Board, which will determine if
20 the proposed materials are *in harmony with the characteristics of the surrounding*
21 *developed commercial and residential areas* as stated in the purposes of the General
22 Commercial Zone.
23
- 24 • By meeting both existing conditions for the CUP, the building design will be held to high
25 standards similar to buildings within The Grove Zone, thus making the buildings feel more
26 harmonious to surrounding residential and commercial developments.
27

28 Chair Martineau asked if the façade would be 100% metal. Planner Hawkins reported that they
29 were still working on elevation plans and finalizing materials, but that is what was proposed.
30

31 In response to a question from Commissioner Shirley, Planner Hawkins confirmed that the Site
32 Plan would be reviewed by both the Design Review Board and Planning Commission. Chair
33 Martineau added that metal siding was approved for the area so the material met all zone
34 requirements, but it did not meet one condition of the original CUP.
35

36 Chair Martineau opened the public hearing. There were no comments. The public hearing was
37 closed.
38

39 **MOTION:** Commissioner Shirley moved that the Planning Commission APPROVE the request
40 of Classic Jack Construction to amend the conditions of their Conditional Use Permit for Use 6376
41 – General Warehousing and Storage, at 1130 West State Street in the General Commercial Zone;
42 and adopting the exhibits, conditions, and findings of the Staff Report; and as modified by the
43 conditions below:
44

- 45 1. All final Planning, Engineering, and Fire Department requirements are met.
46

- 1 2. The proposal will be subject to a Site Plan review and approval by Staff and by the
2 Design Review Board.
3
4 3. In addition to the requirements outlined in Section 10-15-29, the design of the
5 building will be subject to the requirements found in The Grove Zone; specifically,
6 the requirements found in Section 10-14-20: Urban Design Standards; with the
7 exception of allowing metal panel as a primary building material.
8

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

12 **ITEM 3 – Public Hearing: Code Text Amendment – Section 10-13: Overlay Zones**
13 **(City Wide)**

14 Public Hearing to consider the request of Julie Smith to amend Section 10-13: Overlay Zones. The
15 proposed text establishes the creation of a new overlay called the “Residential Cluster
16 Development (RCD) Overlay” and provides provisions throughout the chapter for the proposed
17 zone. (Legislative Item)
18

19 Director Cardenas presented the item and indicated that it would create a new zone for Renaissance
20 at Indian Springs. The Planning Commission discussed the application in a previous meeting and
21 similar proposals had been presented to and rejected by the City, including one in 2013.
22

23 An aerial map of the subject property was reviewed. Renaissance at Indian Springs was developed
24 in the Rural Residential (“R-R”) Planned Development (“PD”) Zone as a cluster development. In
25 cluster developments, all residential units are built in a specific portion of the project area and the
26 remainder is left open for open space, landmarks, or natural features. This cluster development
27 includes 42 homes. The original PD zoning was no longer available, but as part of the R-R Zone,
28 the project allowed for a maximum of one home per half-acre lot or 42 homes on approximately
29 21 acres. The applicant was requesting to change this rule and subdivide approximately four acres
30 for sale and future redevelopment. However, if they were allowed to do so, the 0.50-acre minimum
31 lot requirement would no longer be met. The development was already nonconforming because
32 the zone no longer existed, and Staff could not expand its nonconformity.
33

34 Director Cardenas reported that historically, PDs (aka PUDs) offered more problems than
35 solutions. All PDs/PUDs have a homeowners association (“HOA”), but they often come to the
36 City to request maintenance or changes to the development. In order to avoid these issues, the
37 City eliminated PUDs. The subject property could not simply be rezoned because there are no
38 zones that meet the development’s specifications.
39

40 The applicant submitted draft language that met their requirements and addressed some Planning
41 Commission concerns. For example, it included geographical constraints limiting the Overlay
42 Zone to the area bounded by 2600 North, 1300 West, 2300 North, and 1500 West. In response to
43 a question raised by Commissioner Shirley, Director Cardenas reported that the applicant provided
44 a quadrant that could be modified at the Commission’s request. The text was also amended to
45 require a minimum project size of 16 acres.
46

1 Director Cardenas reported that the item was a legislative decision that would be reviewed by the
2 City Council on April 28, 2026. He clarified that the proposal was to create a new zone. If
3 approved, the applicant could then request that it be applied to the property.

4
5 In response to a question raised by Commissioner Martineau, Director Cardenas confirmed that
6 the smallest lot zone in the City was R1-7. The applicant's proposal was to continue regulating
7 lot sizes by overall project density, not minimum lot size. The minimum equivalent lot size was
8 specified as 6,549 square feet. If approved and four acres were sold, the average lot size would be
9 0.34 acres. Chair Martineau indicated that the project currently averaged less than two units per
10 acre. Director Cardenas reported that approximately one-half acre was a dedicated right-of-way.

11
12 Commissioner Shirley stated that although the text tried to limit the Overlay Zone to one specific
13 area, she was concerned that it would be available to the entire City. Director Cardenas clarified
14 that, as drafted, it would not be available to the entire City due to the geographical constraints.
15 However, it would set a precedent for other property owners to request similar zoning as the
16 language would be within the municipal code. Chair Martineau agreed that it could open the door
17 for a developer to request similar zoning. In response to a follow-up question from Commissioner
18 Shirley, Director Cardenas reported that the State Legislature recently gave cities the right to
19 include legislative decisions in a Development Agreement. Development Agreements are more
20 typical with commercial developments where the developer provides something to the city (like
21 additional retail) in exchange for the change to their development that creates a win-win situation.

22
23 The applicant, Julie Smith stated that they originally requested a new residential cluster zone at
24 the February 26th meeting. After hearing the Planning Commission's comments and concerns,
25 they drafted the Overlay Zone. She believed the request was unique in that residents were not
26 asking the City to repair their streets or perform other maintenance. HOA members, many of
27 whom are on fixed incomes, spoke at the last meeting about rising costs. Instead of increasing
28 fees to cover costs, they had the idea of selling four acres of land to fund HOA expenses.

29
30 Ms. Smith referred to the General Plan recommendations included in the Staff Report and noted
31 that third-acre lots are approximately 14,000 square feet in size. They intended to rezone to R-15
32 with the Springs District Overlay Zone, and their calculations indicated that the average lot size
33 would be almost 17,000 square feet, well above the requirement. The subdivision was currently
34 nonconforming, but the proposed rezone would then make it a conforming use. Regarding the
35 Staff analysis, the proposed text was site-specific as she thought that was the Planning
36 Commission's preference so the Overlay Zone could not be broadly applied. The definitions were
37 taken from The Grove Zone, but she was comfortable with modifying or removing them. The
38 project was approved in 1998 with specific lot sizes, widths, and setbacks, to which no changes
39 were proposed. Those specifics were included in the text to ensure that the Overlay Zone would
40 match with the existing community.

41
42 Chair Martineau opened the public hearing.

43
44 *Don Eaton* stated that he is the president of the Renaissance at Indian Springs HOA. The proposed
45 text was their third attempt at what they originally believed would be an easy request. He respects
46 City Staff, but their opinions on the proposal differed. Staff recommended denial based on the

1 health, safety, and welfare of the community. However, 80% of HOA members are 70 years old
2 or older. If the HOA is unable to provide meaningful financial relief to its members, some of them
3 will not be able to afford their homes anymore. He believed it was a stretch to say that approval
4 was not in the interest of the health, safety, and welfare of the community.

5
6 Staff also mentioned broader community benefit, but nobody wants a rundown neighborhood.
7 PUDs are no longer allowed because they were not well-managed. The Renaissance at Indian
8 Springs HOA board was trying to fix that problem without placing a financial burden on the City.

9
10 Regarding Staff comments that the text was too specific, that was their intention, so that future
11 applicants would need their own reasons for applying. The HOA took a preliminary vote to
12 determine if they had the required two-thirds majority. After some initial opposition, homeowners
13 are now almost unanimously in favor of the change. The homeowners who oppose it own the lots
14 to the west of the four acres that would be sold and want their views protected, but Utah law does
15 not protect views.

16
17 The HOA's ultimate goal is to help itself and make the subdivision better. Any monies raised will
18 go into the association's depleted reserves. He cannot change past decisions, but was trying to fix
19 the problem for the future. The average lot built on the four acres would be 16,832 square feet,
20 which would be a good fit for the neighborhood. He believed the Staff reasons for denial were
21 weak and common-sense legislation would allow for the application to be approved.

22
23 There were no further comments. The public hearing was closed.

24
25 Director Cardenas stated that he had been working closely with Mr. Eaton and they had a great
26 relationship despite their difference of opinion. Staff had tried to find a way to help the applicant,
27 but it was a difficult situation. Health, safety, and welfare were not cited as a reason for
28 recommending denial. Rather, the Staff Report indicated that the proposed text did not
29 demonstrate how it would be achieved through the creation of the Overlay Zone.

30
31 The reasons for recommending denial are:

- 32
- 33 1. The approved Subdivision Plat clearly designates the land as perpetual open space.
 - 34
 - 35 2. Staff did not want to set the precedent of accommodating the requests of specific PUDs.
 - 36

37 Director Cardenas sympathized with the applicant's situation and concerns, and he had worked to
38 find a way to help them. However, there was not a simple solution.

39
40 Chair Martineau stated that he was sympathetic to the HOA's needs. However, he personally
41 maintains the yards of several of his elderly neighbors, and his mother sold her home because they
42 could not afford to maintain it.

43
44 Commissioner Shirley stated that the PUD is in the R-R Zone and is at capacity for its acreage.
45 She likes the current layout of the subdivision and hopes there is another solution. She is a
46 proponent of property owners using their land as they wish, but the Overlay Zone would create too

1 many problems and not benefit the City as a whole. Commissioner Nelson stated that the
2 community was already planned out and it no longer fits the current zoning.

3
4 **MOTION:** Commissioner Trickler moved that the Planning Commission forward a
5 recommendation of DENIAL to the City Council for the request of Julie Smith for a Code Text
6 Amendment to City Code Section 10-13: Overlay Zones to add a new Overlay Zone, “Article G”,
7 called the “Springs District Overlay Zone”, based on the following findings:

- 8
9 1. The proposal does not fit the current zoning.

10
11 Commissioner Nelson seconded the motion. The Commissioners unanimously voted “Yes”. The
12 motion carried.

13
14 **ITEM 4 – Public Hearing: Code Text Amendment – Sections 10-6-2, 10-9A-10, and 10-9B**
15 **(City Wide)**

16 Public Hearing to consider the request of Pleasant Grove City to amend Section 10-6-2:
17 Definitions, Section 10-9A-10: Building Height in the Rural Residential Zone, and Section 10-9B-
18 9: Building Height in R-1 Zones. The purpose for this proposed text amendment is to amend the
19 definition for “Building Height” in Section 10-6-2, and to provide an effective date in Sections 10-
20 9A-10 and 10-9B-9. (Legislative Item)

21
22 Planner Hawkins reported that the Code Text Amendment would amend the definition for
23 “Building Height”. The item was previously brought before the Planning Commission, where it
24 received a recommendation of approval. During City Council review, the issue of properties that
25 are dug out of a hillside rather than built up was discussed. To address this situation, the following
26 language has been added to Rural Residential and Single-Family Residential Zones:

27
28 *In no case shall a new development exceed 35 feet as measured from the finished grade.*

29
30 Planner Hawkins displayed illustrations of how grade would be measured. In response to a
31 question raised by Commissioner Trickler, he clarified that height will be measured from the
32 average height between the original and finished grade to the peak of the roof for each side, but it
33 cannot exceed 35 feet from the finished grade when taking the average height of each elevation.
34 One side could technically be 36 or 37 feet, but it would not be as high as 40 feet as was allowed
35 in the past. In response to a follow-up question from Commissioner Shirley, Planner Hawkins
36 stated that how nothing that was already approved would be changed. How new construction
37 would be affected would depend on whether the land was cut away or built up, but the
38 measurement would be taken from the average grade regardless.

39
40 Chair Martineau opened the public hearing.

41
42 *Parker Giles* stated that he was present to speak about Item 2. He received a notice about the
43 business that indicated a road would be built, but he purchased his home because it was on a dead-
44 end street. He was opposed to the project as his children like playing in the yard and he was

1 concerned about the volume of traffic that will pass by his home. He also questioned the feasibility
2 of commercial traffic on a residential street.

3
4 Planner Hawkins stated that he could speak with Mr. Giles about the project, but a Site Plan had
5 not been submitted. Chair Martineau thanked Mr. Giles for his concern and indicated that notice
6 will be sent prior to the public hearing on the Site Plan. It was noted that the plan for the road was
7 not yet submitted but the intent was to bring traffic in from 1300 West, not the residential road.

8
9 There were no further comments. The public hearing was closed.

10
11 **MOTION:** Commissioner Nelson moved that the Planning Commission forward a
12 recommendation of APPROVAL to the City Council for a Code Text amendment to City Code
13 Section 10-6-2: Definitions, to revise the definition for Building Height, and to Sections 10-9A-
14 10 and 10-9B-9 to provide an effective date; and adopting the exhibits, conditions, and findings of
15 the Staff Report. Commissioner Shirley seconded the motion. The Commissioners unanimously
16 voted "Yes". The motion carried.

17
18 **ITEM 5 – Review and Approve the Minutes for the March 26, 2026, Meeting.**

19
20 **MOTION:** Commissioner Trickler moved to APPROVE the Minutes from the March 26, 2026,
21 Meeting. Commissioner Shirley seconded the motion. The Commissioners unanimously voted
22 "Yes". The motion carried.

23
24 **MOTION:** Commissioner Nelson moved to ADJOURN. The Commissioners unanimously voted
25 "Yes". The motion carried.

26
27 The Planning Commission Meeting adjourned at 8:24 p.m.

28
29
30
31 
32 _____
33 Planning Commission Chair

34
35 
36 _____
37 Christina Gregory, Planning & Zoning Assistant

38 23 APRIL 2026
39 Date Approved