



NOTICE OF MEETING OF THE PLEASANT GROVE CITY COUNCIL

Notice is hereby given that the Pleasant Grove City Council will hold a **Work Session meeting at 4:30 p.m.** prior to the **regular meeting on Tuesday, April 28, 2026**, in the Community Room at 108 S 100 E, Pleasant Grove, Utah at **6:00 p.m.** This is a public meeting and anyone interested is invited to attend. Work Sessions are not designed to hear public comment or take official action.

AGENDA

4:30 P.M. WORK SESSION

- a. Discussion of Watering Incentive Program – Daniel Cárdenas
- b. Budget Discussion
- c. Staff Business

6:00 P.M. REGULAR CITY COUNCIL

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. OPENING REMARKS**
- 4. APPROVAL OF MEETING AGENDA**
- 5. OPEN SESSION**
- 6. CONSENT ITEMS:** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)
 - A.** Payment Approval Report for April 16, 2026.

PLEASE NOTE: THE ORDER OF THE FOLLOWING ITEMS MAY BE SUBJECT TO CHANGE.

- 7. BOARD, COMMISSION, COMMITTEE APPOINTMENTS:**
 - A.** To consider the appointment of Geoff Gregson and Brett Robertson as Alternate Members of the Pleasant Grove City Planning Commission.
- 8. PRESENTATIONS:**
 - A.** Recognition of the PGHS Esports Team State Champions.
 - B.** Recognition of the PGHS Marching Band State Champions.
 - C.** UGFOA Triple Crown Presentation.
 - D.** Award Recognition for the Pleasant Grove Library.

9. PUBLIC HEARING ITEMS:

- A. Public Hearing to consider Ordinance (2026-014) to amend Section 10-15-38: Fencing Standards, to clarify and simplify portions of this Section. *Presenter: Director Cárdenas* **THIS ITEM RESCHEDULED FROM THE 4/14/2026 MEETING.**
- B. Public Hearing to consider Ordinance (2026-016) for a zone change to remove the Valley Grove Mixed Use (VGMU) Overlay from approximately 4.5 acres of land and to apply the Grove Business Park (GBP) Overlay to approximately 2.9 acres of land, located at 877 South Mountain View Lane. Applicant: St. John Properties. *Presenter: Director Cárdenas* **THIS ITEM WAS CONTINUED FROM 04/14/2026.**
- C. Public Hearing to consider Ordinance (2026-017) for a zone change on approximately 0.74 acres of land to apply the Grove Business Park (GBP) Overlay, located at 1018 South 1300 West. Applicant: St. John Properties. *Presenter: Director Cárdenas* **THIS ITEM WAS CONTINUED FROM 04/14/2026**
- D. Public Hearing to consider Ordinance (2026-018) to amend Section 10-13: Overlay Zones by adding text for the creation of a new overlay zone. The new overlay zone is proposed to be called the “Springs District Overlay (SDO) Zone” and provides provisions throughout the chapter for the proposed zone. Applicant: Julie Smith. *Presenter: Director Cárdenas*
- E. Public Hearing to consider Ordinance (2026-004) to amend Section 10-6-2: Definitions, modifying the definition of building height applicable to Sections 10-9a-10 building height in the rural residential zone and 10-9b-9 building height in single-family residential zone, including an effective date. *Presenter: Director Cárdenas*

10. ACTION ITEMS READY FOR VOTE:

- A. To consider Resolution (2026-17) authorizing the Mayor to sign a Development Agreement with Valley Grove IV, LLC (“developers”) regarding a flex space development located at approximately North County Boulevard and 1300 West, Pleasant Grove, Utah providing for development of a flex space development, and other related matters. *Presenter: Director Cárdenas* **THIS ITEM WAS CONTINUED FROM 04/14/2026.**
- B. To consider Local Authority Consent for a Retail Alcohol License for a Full Service Restaurant for Longhorn Steakhouse #5374 at 1007 S. North County Blvd, PG, UT. *Presenter: City Administrator Darrington*
- C. To consider a Resolution (2026-20) authorizing the Mayor to Execute a Reimbursement Agreement with Cyprus Federal Credit Union for roadway infrastructure improvements in the area of 545 South Pleasant Grove Blvd, Pleasant Grove, Utah; and providing an effective date. *Presenter: Director Winterton*

11. ITEMS FOR DISCUSSION:

- A. Continued Items from the Work Session if needed.

12. REVIEW AND DISCUSSION OF THE MAY 5, 2026 CITY COUNCIL MEETING.

13. MAYOR AND COUNCIL BUSINESS.

14. SIGNING OF PLATS.

15. REVIEW CALENDAR.

16. ADJOURN.

CERTIFICATE OF POSTING:

I certify that the above notice and agenda were posted in three public places within Pleasant Grove City limits and on the State (<http://pmn.utah.gov>) and City (www.pgcityutah.gov) websites. Posted by: /s/ Wendy Thorpe, City Recorder Date: April 24, 2026 Time: 1:00 p.m. Place: City Hall, Library and Community Room 108 S 100 E. *Note: In accordance with the Americans with Disabilities Act, Pleasant Grove City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Pleasant Grove City at (801) 785-5045, at least 48 hours prior to the meeting.

ORDINANCE NO. 2026-014

**AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH,
AMENDING SECTION 10-15-38: FENCING STANDARDS, INCLUDING AN
EFFECTIVE DATE (PLEASANT GROVE CITY APPLICANT).**

WHEREAS, under the current code, the requirements of Section 10-15-38: Fencing Standards are intended to establish fencing, screening, and retaining wall guidelines for all zones within Pleasant Grove; and

WHEREAS, several requirements in Section 10-15-38 have conflicting interpretations of when a fence is required next to a difference in grade and what suitable screening may include; and

WHEREAS, the proposed text is intended to define differences in grade and suitable screening in correlation to required fencing; and

WHEREAS, on February 12, 2026, the Pleasant Grove City Planning Commission held a public hearing to consider amending Section 10-15-38: Fencing Standards to modify the provisions for fences including grade differences; and

WHEREAS, at its public hearing the Planning Commission decided that the requested amendment to Section 10-15-38: Fencing Standards 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 10-15-38: Fencing Standards in the Pleasant Grove Municipal Code be approved; and

WHEREAS, on April 28, 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 10-15-38: FENCING STANDARDS, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

10-6-2: DEFINITIONS:

10-15-38: FENCING STANDARDS:

The term "fence" shall include any permanent and manmade tangible barrier, latticework, or wall, with the purpose of, or having the effect of, preventing passage or view across the fence line. Landscaping and other vegetation shall not be considered fencing, but may be used as screening material, except as regulated below. Except fencing defined as "exempt", fence permits must be obtained from the community development office for the installation of all fences. The applicant, submitting for a fence permit, shall submit a site sketch showing the lot, the location of the fence on the lot, the proposed height(s) of the fence, the elevation of the lot and surrounding properties, and the location of driveways on the lot and adjacent properties. Any fence, wall, screen or other material serving as a fence, shall not create a sight distance hazard to vehicular or pedestrian traffic as determined by the city engineer. Each landowner shall be permitted to install an approved fence on the property line. If a fence already exists on the property line, and the adjacent neighbor wishes to install their own fence, then the additional fence must be installed as close as possible to the neighbor's fence. Secondary fencing may be installed subject to the provisions of this section (see subsection K L of this section). Security fencing shall be allowed according to this chapter for public facilities/lands.

- A. Front Yard: Solid walls, fences or screening materials which are sight obscuring may be built to a maximum height of three feet (3') in any required front yard perimeter. Walls, fences or screening materials (chain links fences are not allowed) which are not sight obscuring (at least 50 percent open) may be built to a maximum of four feet (4') in a front yard.
- B. Side Yard (Interior Lot): Solid, sight obscuring fences or walls may be built to a height of eight feet (8'). In cases where there is a difference in grade between property lines or it is determined that additional screening is needed, side yard fences may exceed eight feet (8'), up to a maximum of ten feet (10'), provided, that the applicant first obtains conditional use permit approval from the planning commission, and second, that a building permit is obtained from the community development office prior to construction.
- C. Rear Yard: Walls and other fences in a rear yard may be erected up to eight feet (8') with fence permit approval. In cases where there is a difference in grade between property lines, or it is determined that additional screening is needed, rear yard fences may exceed eight feet (8'), up to a maximum of ten feet (10'), provided, that the applicant first obtains conditional use permit approval from the planning commission and second, that a building permit is obtained from the community development office prior to construction.

- D. Corner Lots: A fence not more than eight feet (8') high may be constructed along the perimeter of any required side yard adjacent to a public street on a corner lot, provided it does not obstruct clear view of intersecting streets as defined in section 10-15-10 of this chapter.
- E. Fence Height: The height of a fence shall be measured from the finished grade of the property upon which the fence is located. If a fence is installed atop or within one foot (1') of a retaining wall, the height of the fence shall be measured from the top of the retaining wall.
- F. Grade Differences: ~~Where there is a difference in the grade of the properties on either side of a fence, wall or other similar structure, the height of the fence shall be measured from the natural grade of the property upon which it is located. In cases where a new development is proposed adjacent to an existing residential use, the new development is to be the party responsible for providing suitable screening to help mitigate a difference in grade between the new and existing residential property, if that grade difference is greater than three feet (3'). This screening shall be required with the site or subdivision plat, and shall require conditional use permit approval from the planning commission.~~ When new development is constructed adjacent to an existing residential use, and where there is a finished grade difference of three feet (3') or more within twenty-five feet (25') of the property line on the subject property, the new development shall be the party responsible for providing a retaining wall, fence, masonry wall, or suitable screening to help mitigate said difference in grade between the new development and the existing property.
- a. "New development" shall be defined as either as the recordation of a new or amended subdivision plat, or a new primary use of the property, such as a new single-family residence. New development shall not include building additions or accessory buildings. New development shall also refer to the developer or property owner performing the construction of said primary use.
 - b. "Subject property" shall refer to the property being developed.
 - c. "Suitable screening" shall be defined as columnar evergreen or deciduous trees located near to a property line, using the following guidelines:
 - i. Evergreen: One columnar evergreen tree shall be planted for every four linear feet (4') and shall be located at approximately two feet (2') from the property line. Evergreen trees must have a minimum height of seven feet (7').
 - ii. Deciduous: One columnar deciduous tree shall be planted for every fifteen linear feet (15'), located at approximately four feet (4') from the property line. Deciduous trees, including shade or ornamental trees, shall have a minimum caliper of one and one-half inches (1.5").

- d. If there is an existing fence between the new development and the existing property, the developer or property owner of the subject property and the adjacent property owner may enter into an agreement to either utilize the existing fence for screening or to propose the type and height of a new fence or screening to be constructed. Said agreement shall be written and submitted with the building permit. If no agreement is made, a new fence with a minimum height of seven feet (7') shall be required to abut the existing fence. Any fences exceeding seven feet (7') shall require a building permit, and any fences exceeding eight feet (8') shall require a conditional use permit, up to a maximum height of ten feet (10').
 - e. If the developer and the adjacent property enter into an agreement to not install fencing between the new development and the existing property, such agreement shall be written and submitted with the building permit, and shall be notarized.
 - f. If the grading of a property is not provided upon submittal of the site plan for the new development, it shall be assumed that the grading between the property line and the setback is three feet or more.
- G. Retaining Walls: Where a retaining wall protects a cut below or a fill above the natural grade and is located on the line separating lots or properties, such retaining wall may be topped by a fence, wall or hedge of the same height that would otherwise be permitted at the location if no retaining wall existed. In such cases, the builder of the retaining wall must obtain building permit approval from the community development office.
- H. Multiple Frontage Lots: A minimum six foot (6') tall decorative precast concrete wall shall be erected along the property lines of a rear or side yard, of lots in a new development, adjacent to a collector or arterial street, to help mitigate the concerns with frontage adjacent to these high traffic public rights of way, and to protect the safety and privacy of everyday family life, provided that the placement will not result in the establishment of a hazardous condition to adjacent properties, vehicles or pedestrians, as determined by the city engineer. The precast concrete wall is to be matching or similar in design, along the entire street corridor of the collector or arterial, to establish a standard of consistent visual appearance. Designs for the wall are to be approved by the community development department director or his/her designee, through the issuance of a fence permit. The following cases shall be exempt from installing a wall:
1. Multiple frontage lots with existing homes along a collector or arterial street;
 2. Multiple frontage lots with existing homes along city streets with the standard fifty six foot (56') width or less.

- I. Entryways: Entry treatments to private driveways or subdivision development entrances shall not exceed six feet (6') at the highest point, except lamps on pillars, and must comply with the provisions of section [10-15-10](#) of this chapter. Pillars shall be allowed to extend up to eighteen inches (18") above the allowable height of a fence; provided, that the pillars shall have a minimum spacing of no less than six feet (6'), measured face to face. The said fence must be set back a minimum of ten feet (10') from the entry drive, unless a greater distance is deemed necessary by the city engineer.
- J. Exemptions: The provisions of this section shall not apply to certain other fences such as tennis court backstops or patio enclosures as approved by the community development office, if it is determined that such do not create a hazard or violation of other sections of the city ordinances. Also, continuous growth, trees, shrubs, and hedges shall not be considered as fencing, but screening materials. Hedges and other similar vegetation used as screening shall be exempt from the permitting process to a height of six feet (6') or less in the side and rear yards, and up to three feet (3') tall in a front yard area.
- K. Large Animals: Where a new development is proposed, adjacent to property with large animals, the developer is to install a minimum six foot (6') tall precast concrete or masonry wall, along such boundaries for the protection of both the animals and the future residents within the new subdivision **development**. ~~The approval of the wall is to be included with the preliminary and final subdivision plat approvals, and must meet the design standards as determined by the community development office. Upon final plat approval, the city council may waive the requirement for the said wall, if the council determines there will be no potential hazardous conditions and that any other concerns are mitigated through the issuance of a conditional use permit.~~
- a. **If the developer and the adjacent property enter into an agreement to not install fencing between the new development and the existing property, such agreement shall be written and submitted with the building permit, and shall be notarized.**
- L. Secondary Fence: A second independent fence, within the side and rear yards, is permitted; however, this second fence must be a minimum five feet (5') from the property line.
- M. Maintenance: All fencing within view of the public right of way is to be well maintained and in good condition to avoid any unsightly views. If the said fence is in poor condition, repairs are to be made within one year of the occurrence. This includes any deterioration, damage, graffiti, or any other condition the city deems unsightly or a nuisance.
- N. Nonconforming Fencing: All nonconforming fencing shall be subject to the following regulations:

1. Alterations: A nonconforming fence shall not be reconstructed, raised, moved, placed, extended or enlarged unless said fence is changed so as to conform to all provisions of this chapter.
 2. Restoration: Nonconforming fences which have been allowed to deteriorate or which have been damaged by fire, explosion, act of God, act of a public enemy, or damaged by any other cause, to the extent of more than sixty percent (60%) of its assessed value shall, if repaired or rebuilt, be repaired or rebuilt in conformity with the regulations of this chapter or shall be removed.
 3. Unsafe Fences: Any fence or portion thereof declared unsafe by a proper public authority must be restored to a safe condition or removed within thirty (30) days of notice, of the unsafe condition, given by the city.
- O. Security Fencing (Public Utilities Lands, And Facilities): In order to provide for the safety and security of public utilities and infrastructure, the following regulations apply to fencing said facilities:
1. Height: Public lands and facilities may install security fencing up to a maximum height of eight feet (8') around the entire perimeter of the site, including within the front yard setback area. Upon review by the planning commission, a greater height may be granted through a conditional use permit.
 2. Design: Fence must be non-sight obscuring. Chain link may be installed, with a black, dark green, or dark brown coating for aesthetic purposes.
 3. Clear Vision Review: City engineer may require alterations to fence placement to provide sufficient clear vision for access to the property and adjacent properties. (Ord. 2011-4, 3-29-2011)

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 28th day of April 2026.

Eric Jensen, Mayor

ATTEST:

Wendy Thorpe, City Recorder

Motion: Council Member _____

Second: Council Member _____

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

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

Dated this _____ day of _____, 2026.

Wendy Thorpe, CMC, City Recorder

City Council Staff Report

April 28, 2026

TEXT AMENDMENT PROPOSAL

REQUEST Request to amend City Code Section 10-15-38: Fencing Standards, to clarify and simplify portions of this Section.

APPLICANT Pleasant Grove City

ZONE City Wide

STAFF RECOMMENDATION Approve the proposed amendment to the City Code.

Background

Section 10-15-38 provides regulations for fences throughout Pleasant Grove City. Most of these requirements are clear and easy to enforce, but a couple sections, such as differences in grade, require further clarification to enforce properly. Staff applied for this proposed code text amendment on April 25, 2025.

Analysis

Staff is recommending that several points from Section 10-15-38: Fencing Standards be amended. The proposed text includes changes to Section 10-15-38-E and 10-15-38-K.

Section 10-15-38-E: Grade Differences:

The first section to be changed is Section 10-15-38-E: Grade Differences. This section combines two provisions into one section. The first provision outlined in this section standardizes where the height of a fence is measured from; and the second provision requires a new fence or "suitable screening" to be installed when there is a difference in grade of three feet or greater between properties.

Section 10-15-38-E currently states the following:

E. Grade Differences: Where there is a difference in the grade of the properties on either side of a fence, wall or other similar structure, the height of the fence shall be measured from the natural grade of the property upon which it is located. In cases where a new development is proposed adjacent to an existing residential use, the new development is to be the party responsible for providing suitable screening to help mitigate a difference in grade between the new and existing residential property, if that grade difference is greater than three feet (3'). This screening shall be required with the site or subdivision plat, and shall require conditional use permit approval from the planning commission.

Staff proposes to amend this section of code in several ways. First, Staff proposes to separate the two provisions mentioned in this code into separate items – how to measure the height of a fence, and when a fence will be required if there is a difference in grade.

Fence Height:

Section 10-15-38-E would be rewritten to help staff and residents understand how the height of a fence would be measured, especially in cases where there is a difference in grade between lots, such as when there is an existing retaining wall between properties.

Staff proposes that the height of a fence should typically be measured exactly where the fence is located, from the ground to the top of the fence.

However, a fence built to its maximum height on the lower side of an adjacent retaining wall would not be as effective as if the same fence were to be built to its maximum height atop the retaining wall. Because retaining walls are already permitted to be topped with a fence, staff proposes that fences located within one foot of the retaining wall may be measured from the top of the retaining wall.

Grade Differences:

A new section to the fencing standards would be created for this provision, called Section 10-15-38-F: Grade Differences. All other provisions within the Fencing Standards section would move down a letter accordingly.

This new section would address differences in grade between properties, and when a fence would be required. Additionally, it would provide greater clarification to ambiguous terms, such as “suitable screening” and unexplained requirements, such as “grade differences greater than three feet”.

Staff’s primary issue is that segments of this code, such as “*grade difference[s] greater than three feet (3’)*”, have not been well established. Staff has historically interpreted this section to mean “if there is a grade difference of three feet or greater within 25 feet of the shared property line between the new and existing residential property”, then a 6-foot fence or adequate screening would be required. However, the ambiguity of this section of code allows for concerned individuals to easily appeal Staff’s interpretation.

The proposed amendment to this code will still require the developer to install a fence around the property being developed, under more specific guidelines.

Section 10-15-38-K: Large Animals

Staff proposes to amend the fence requirements for large animals. The current code requires the preliminary and final subdivision plat of a new residential development to provide a 6-foot masonry fence to be approved by the City Council. Instead of requiring City Council approval, Staff proposes that such a fence should be provided separate from the plat and can be approved administratively. Furthermore, if a fence is already provided for a pasture with large animals, the new development and the existing property owner who owns the large animals may enter into an agreement to provide a different material for fencing or to utilize existing fencing instead.

Proposed Text

Staff proposes to amend the code for further clarification:

- E. **Fence Height:** The height of a fence shall be measured from the finished grade of the property upon which the fence is located. If a fence is installed atop or within one foot (1') of a retaining wall, the height of the fence shall be measured from the top of the retaining wall.
- F. **Grade Differences:** ~~Where there is a difference in the grade of the properties on either side of a fence, wall or other similar structure, the height of the fence shall be measured from the natural grade of the property upon which it is located. In cases where a new development is proposed adjacent to an existing residential use, the new development is to be the party responsible for providing suitable screening to help mitigate a difference in grade between the new and existing residential property, if that grade difference is greater than three feet (3'). This screening shall be required with the site or subdivision plat, and shall require conditional use permit approval from the planning commission.~~ **When new development is constructed adjacent to an existing residential use, and where there is a finished grade difference of three feet (3') or more within twenty-five feet (25') of the property line on the subject property, the new development shall be the party responsible for providing a retaining wall, fence, masonry wall, or suitable screening to help mitigate said difference in grade between the new development and the existing property.**
 - a. **"New development"** shall be defined as either as the recordation of a new or amended subdivision plat, or a new primary use of the property, such as a new single-family residence.
 - b. **"Subject property"** shall refer to the property being developed.

- c. "Suitable screening" shall be defined as columnar evergreen or deciduous trees located near to a property line, using the following guidelines:
 - i. Evergreen: One columnar evergreen tree shall be planted for every four linear feet (4') and shall be located at approximately two feet (2') from the property line. Evergreen trees must have a minimum height of seven feet (7').
 - ii. Deciduous: One columnar deciduous tree shall be planted for every fifteen linear feet (15'), located at approximately four feet (4') from the property line. Deciduous trees, including shade or ornamental trees, shall have a minimum caliper of one and one-half inches (1.5").
- d. If there is an existing fence between the new development and the existing property, the developer or property owner of the subject property and the adjacent property owner may enter into an agreement to either utilize the existing fence for screening or to propose the type and height of a new fence or screening to be constructed. Said agreement shall be written and submitted with the building permit. If no agreement is made, a new fence with a minimum height of seven feet (7') shall be required to abut the existing fence. Any fences exceeding seven feet (7') shall require a building permit, and any fences exceeding eight feet (8') shall require a conditional use permit, up to a maximum height of ten feet (10').
- e. If the developer and the adjacent property enter into an agreement to not install fencing between the new development and the existing property, such agreement shall be written and submitted with the building permit, and shall be notarized.
- f. If the grading of a property is not provided upon submittal of the site plan for the new development, it shall be assumed that the grading between the property line and the setback is three feet or more.

K. Large Animals: Where a new development is proposed, adjacent to property with large animals, the developer is to install a minimum six foot (6') tall precast concrete or masonry wall, along such boundaries for the protection of both the animals and the future residents within the new subdivision ~~development. The approval of the wall is to be included with the preliminary and final subdivision plat approvals, and must meet the design standards as determined by the community development office. Upon final plat approval, the city council may waive the requirement for the said wall, if the council determines there will be no potential hazardous conditions and that any other concerns are mitigated through the issuance of a conditional use permit.~~

- a. If the developer and the adjacent property enter into an agreement to not install fencing between the new development and the existing property, such agreement shall be written and submitted with the building permit, and shall be notarized.

Recommendation from Planning Commission

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on February 12, 2026.

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

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

RECOMMEND APPROVAL

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

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

Motion by: Commissioner Redding

Seconded by: Commissioner Nelson

AYE VOTES: Chair Martineau, Commissioners Butler, Shirley, Redding, Nelson

NAY VOTES:

ORDINANCE NO. 2026-016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF PLEASANT GROVE CITY, REZONING APPROXIMATELY 4.5 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 877 S MOUNTAIN VIEW LANE BY REMOVING THE VALLEY GROVE MIXED USE OVERLAY FROM 4.5 ACRES OF LAND AND APPLYING THE GROVE BUSINESS PARK OVERLAY TO 2.9 ACRES OF LAND, ST. JOHN PROPERTIES IS THE APPLICANT.

WHEREAS, the property located at approximately 877 S Mountain View Lane is currently located in the Grove Commercial Sales Subdistrict in an area of approximately 4.5 acres where the Valley Grove Mixed Use Overlay Zone is applied; and

WHEREAS, the applicant intends to remove the Valley Grove Mixed Use Overlay Zone from 4.5 acres of the subject property; and

WHEREAS, the applicant is proposing to rezone 2.9 acres of the subject property located at 877 S Mountain View Lane to the Grove Business Park Overlay and further develop the property with a flex space building that includes light manufacturing uses; and

WHEREAS staff considered that the rezone shall be complemented by a development agreement that defines the amount of required retail space and to readjust the residential density for luxury apartment units in the Grove Mixed Use Overlay; and

WHEREAS, on March 26, 2026 the Pleasant Grove City Planning Commission held a public hearing to consider the rezone request; and

WHEREAS, at its meeting the Pleasant Grove City Planning Commission was satisfied that the rezone request was in the best interest of the public and was 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 rezone request be approved; and

WHEREAS, on April 28, 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 rezone request was in the best interest of the public and was consistent with the written goals and policies of the General Plan; and

WHEREAS, at its meeting the Pleasant Grove City Council approved the request to rezone approximately 4.5 acres located at approximately 877 S Mountain View Lane by removing the Valley grove Mixed-Use Overlay and applying the Grove Business Park Overlay to 2.9 acres of land.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLEASANT GROVE:

SECTION 1. The approximate 4.5 acres located at approximately 877 S Mountain View Lane shall be rezoned by removing the Valley Grove Mixed Use Overlay Zone and applying the Grove Business Park Overlay to approximately 2.9 acres of land; said property being described as shown on Exhibit “A”.

SECTION 2. The Official Zoning Map showing such changes shall be filed with the Pleasant Grove City Recorder.

SECTION 3. The Pleasant Grove City Council finds that the zone change is in the best interest of the public and is consistent with the written goals and policies of the City’s General Plan.

SECTION 4. 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 phrases of this Ordinance.

SECTION 5. This ordinance shall take effect immediately upon its passage and shall be posted or published as required by law.

SECTION 6. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council or Pleasant Grove City, State of Utah, on this 28th day of April, 2026.

Eric Jensen, Mayor

ATTEST:

Wendy Thorpe, City Recorder

(SEAL)

Exhibit “A”



City Council Staff Report

April 14, 2026

REZONE PROPOSAL

REQUEST Request to remove the Valley Grove Mixed Use (VGMU) Overlay from approximately 4.5 acres of land and to apply The Grove Business Park (GBP) Overlay to approximately 2.9 acres of property located in The Grove – Commercial Sales Subdistrict.

Request to apply The Grove Business Park Overlay (GBP) to approximately 0.74 acres of property located in The Grove – Commercial Sales Subdistrict.

APPLICANT St. John Properties

ADDRESS 877 S Mountain View Lane (4.5 Acres)
1018 S 1300 W (.74 Acres)

ZONE The Grove – Commercial Sales Subdistrict

STAFF RECOMMENDATION Deny the proposed rezone

ATTACHMENTS	Proposed Rezone Location	6
	General Plan	7

Background

St. John Properties, the applicant, is requesting to remove the Valley Grove Mixed Use Overlay from the property at 877 S Mountain View Lane, and to apply the GBPO to portions of 877 S Mountain View Lane and 1018 S 1300 W to construct a flex space building. The applicant submitted their application for the proposed rezones on January 16, 2026 for and January 27, 2026.

Flex space falls largely under Use #6376 – Warehousing and General Storage, which is a permitted use in the Grove Business Park Overlay. This overlay was amended in November 2022 to allow many more commercial uses than what was previously permitted, including general warehousing.

The properties immediately adjacent to the north and east are within The Grove – Commercial Sales Subdistrict and are currently vacant. The property to the east is in the BMP Zone and has just received approval for a flex space building. The properties to the to the south are in The Grove – Interchange Subdistrict and have been developed with offices, retail, and a future restaurant.

Analysis

Intent Statements:

The intent of the current Grove Commercial Sales Subdistrict is "...to create attractive grove district commercial areas, allowing for a mix of land uses including office, retail and civic/public, and utilizing the highest quality architecture and site design. The city council may also authorize residential uses above the first level of commercial buildings. Development in this subdistrict should contribute to the creation of a unique 'signature image' for the city that encourages pedestrian activity, social interaction and a quality shopping experience"

The intent of the proposed Grove Business Park Overlay is "...to provide for a mixture of research, office, retail, warehousing and certain specialized light manufacturing uses in a parklike atmosphere. This overlay is intended to be applied on properties within the grove zone and may be applied on one or more of the grove zone subdistricts. The overlay area is to be characterized by attractively designed buildings and off street parking lots situated among spacious lawns, trees, shrubs and other landscape features, preserving as much as possible existing natural wetlands and associated vegetation."

Conformance with Zoning Ordinances:

The Grove – Commercial Sales Subdistrict permits for a wide variety of retail and office uses, as well as hotels, entertainment assembly, amusements, and parks. The Grove Business Park Overlay expands on the uses already permitted in The Grove – Commercial Sales Subdistrict by adding light manufacturing uses such as printing services, pharmaceutical and nutritional supplement manufacturing, machinery and equipment sales, general warehousing and storage; several of these more intense uses which are not recommended to be neighboring residential uses.

With limited space left in Pleasant Grove, especially for land located in the Boulevard corridors, Staff encourages as much of the remaining land as possible be used for retail sales tax generating uses. The development of warehousing uses such as flex space further limits the amount of area that can be used toward tax-generating uses, as warehousing uses do not contribute toward any retail sales tax collected by the City.

Difference in permitted uses:

Because both the Valley Grove Mixed Use Overlay and the Grove Business Park Overlay are both overlays, the permitted uses of the underlying zone (The Grove – Commercial Sales Subdistrict) are unchanged.

The Valley Grove Mixed Use Overlay was created to permit high density residential uses mixed with retail and office uses. This overlay is primarily located adjacent to the Freeway, where a promenade of office and retail uses are proposed to be constructed next to a five-story luxury apartment building. The only permitted use in this overlay, besides the permitted uses already established in The Grove – Commercial Sales Subdistrict, is Use 1150: "Apartment (high rise), includes condominiums."

The Grove Business Park Overlay on the other hand permits 67 additional uses beyond what The Grove – Commercial Sales subdistrict allows. Examples of some of these permitted uses include light manufacturing uses such as printing and publishing, bakery products, and assembly of household and office furniture; utility uses such as gas, water, sewage, and electric offices; retail uses such as building

materials, hardware, apparel, furniture, and restaurants; service uses such as gyms, warehousing, automobile repair (excluding engine and transmission repair, indoor only), medical and other office uses, and special training and schooling; and other uses such as amusements, playgrounds and athletic areas, and animal hospital services. Many of these uses are commonly found in flex space buildings.

Staff Comments:

Staff has historically considered rezone requests to the Grove Business Park Overlay in exchange for retail uses being provided prior to flex space or manufacturing uses. For example, the City has approved a rezone for both the doTERRA complex and the two flex-space buildings located just north of Tesla to apply The Grove Business Park Overlay, because doTERRA is one of the largest contributors of sales tax in the city, and the two flex-space buildings were constructed after the Tesla dealership.

However, in this case, there are a couple of other points that have been prominent in Staffs consideration of the proposed rezone: its proximity to 1300 West/Proctor Lane, and the amount of flex space already available in Pleasant Grove.

First, flex space has historically been permitted in Pleasant Grove as long as Use #6376 is permitted in the zone. Flex space has had an increase in demand over the past few years, and now Pleasant Grove has several places that are either being used for flex space, are anticipated to be used for flex space, or have the potential to be developed as flex space. Any property within the Grove Business Park Overlay, Business and Manufacturing Park Zone, Manufacturing Distribution Zone, or General Commercial Zone have the capability to be developed for flex space.

With the total amount of potential land that could be developed for flex space and the amount of flex space already available or soon to be available, Staff recommends denial of the proposed rezone, as the location for the rezone would be along the corner of 1300 West and North County Boulevard.

1300 West/Proctor Lane is scheduled to eventually have a connection to the Freeway, which will create a new entryway into the City in this specific location. The Grove Zone is intended to be designed in a way that is an attractive commercial area that creates a unique “signature image” for the city where pedestrian activity and social interaction are encouraged.

Conformance with General Plan:

On the 2023 General Plan Future Land Use Map (page 11), this area is located in The Grove Commercial and Grove Business Park area. The general plan states that “The Grove Commercial area is a subdistrict of The Grove devoted to commercial sales. The area is primarily an auto-oriented business district encompassing a variety of retail, hotel, small event centers and a theme park. It is expected that remaining available land in this area will develop in a similar fashion.”

The General Plan summarizes the Grove Business Park area as “a subdistrict of The Grove and primarily contains the Doterra corporate campus, other office buildings, and retail uses. It is expected that remaining available land in this area will develop in a similar fashion.”

Recommendation from Planning Commission (4.5 Acres)

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on March 26, 2026.

**2. Public Hearing: Rezone – Located at approx. 877 S. Mountain View Lane
(Sam White’s Lane Neighborhood)**

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

RECOMMEND APPROVAL

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

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

Commissioner Patten seconded the motion. The Commissioners unanimously voted “Yes”. The motion carried.

Motion by: Commissioner Redding

Seconded by: Commissioner Patten

AYE VOTES: Chair Martineau, Commissioners Butler, Patten, Redding, Trickler

NAY VOTES:

Recommendation from Planning Commission (.74 Acres)

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on March 26, 2026.

**3. Public Hearing: Rezone – Located at approx. 1018 S. 1300 West
(Sam White’s Lane Neighborhood)**

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

RECOMMEND APPROVAL

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

2. The applicant must work with the City Council to put a Development Agreement in place.

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

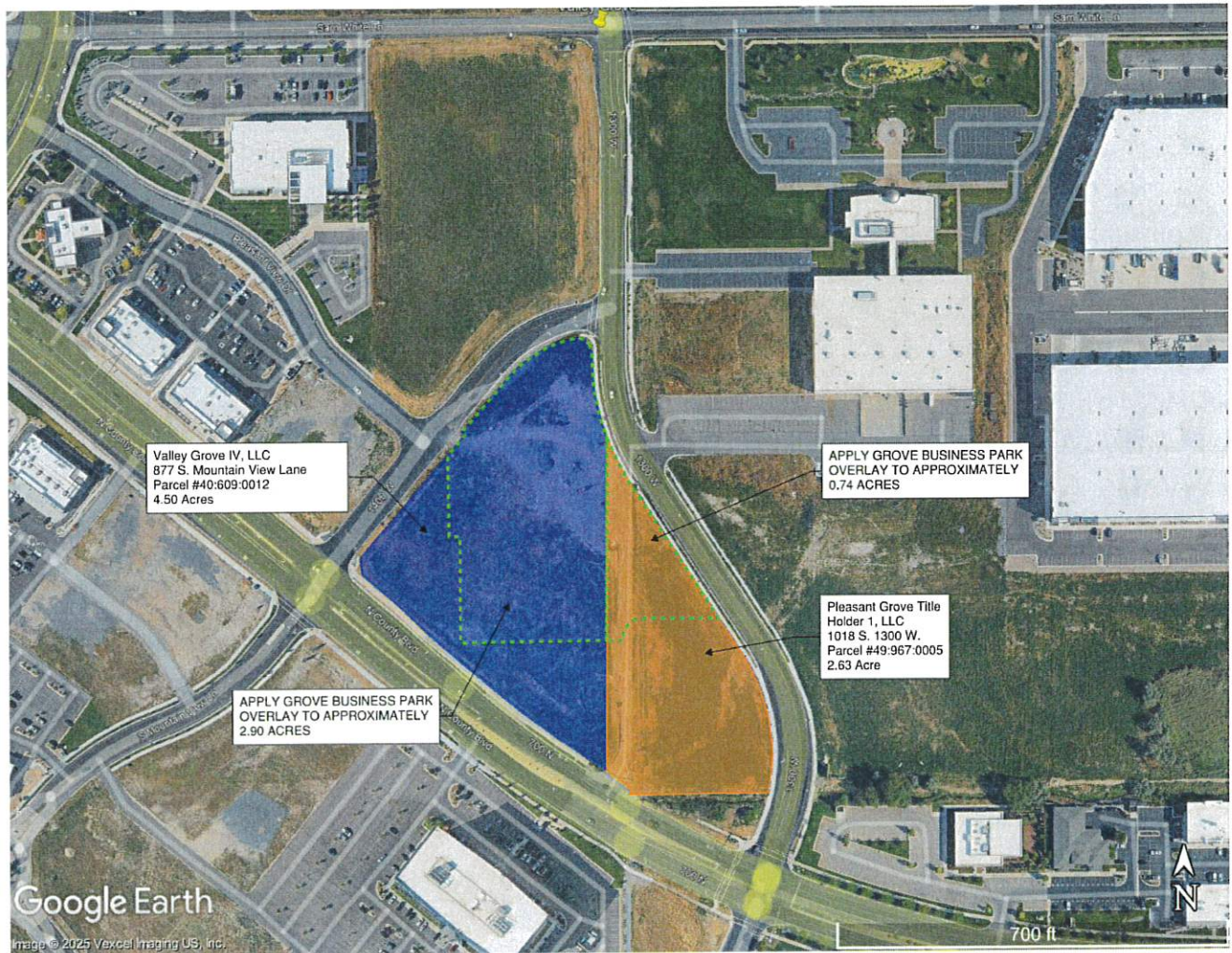
Motion by: Commissioner Patten

Seconded by: Commissioner Butler

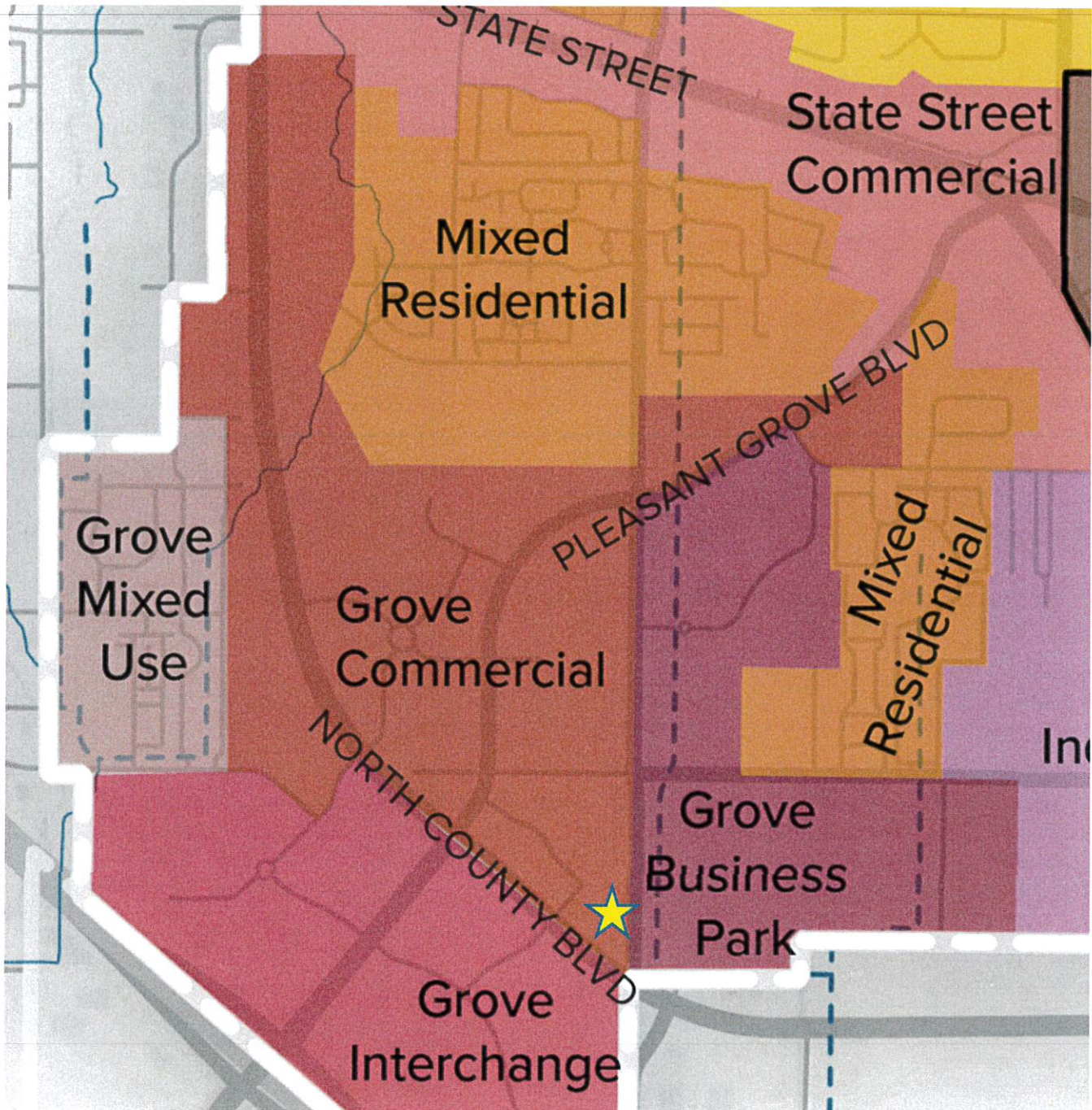
AYE VOTES: Chair Martineau, Commissioners Butler, Patten, Redding, Trickler


NAY VOTES:

PROPOSED REZONE LOCATION



GENERAL PLAN



 = Subject Property

ORDINANCE NO. 2026-017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF PLEASANT GROVE CITY, REZONING APPROXIMATELY .74 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1018 S 1300 W BY APPLYING THE GROVE BUSINESS PARK OVERLAY, ST. JOHN PROPERTIES IS THE APPLICANT.

WHEREAS, the property located at approximately 1018 S 1300 W is currently located in the Grove Commercial Sales Subdistrict which allows for high end offices and retail uses; and

WHEREAS, the applicant intends to develop the neighboring property at 877 S Mountain View Lane for light manufacturing uses and intends to expand their proposed development into .74 acres of the subject property; and

WHEREAS, the applicant is proposing to rezone .74 acres of the property located at 1018 S 1300 W by applying the Grove Business Park Overlay with the intention to add this area of land to a proposed site plan that will include a flex space building with light manufacturing uses; and

WHEREAS, staff considered that the rezone shall be complemented by a development agreement that defines the amount of required retail space uses and a subdivision application to readjust the property boundaries for the proposed Grove Business Park Overlay; and

WHEREAS, on March 26, 2026 the Pleasant Grove City Planning Commission held a public hearing to consider the re-zone request; and

WHEREAS, at its meeting the Pleasant Grove City Planning Commission was satisfied that the rezone request was in the best interest of the public and was 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 rezone request be approved; and

WHEREAS, on April 28, 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 rezone request was in the best interest of the public and was consistent with the written goals and policies of the General Plan; and

WHEREAS, at its meeting the Pleasant Grove City Council approved the request to rezone approximately .74 acres located at approximately 1018 S 1300 W by applying the Grove Business Park Overlay to the subject property.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLEASANT GROVE:

SECTION 1. The approximate .74 Acres located at approximately 1018 S 1300 W shall be rezoned by applying the Grove Business Park Overlay to approximately .74 acres of land; said property being described as shown on Exhibit "A".

SECTION 2. The Official Zoning Map showing such changes shall be filed with the Pleasant Grove City Recorder.

SECTION 3. The Pleasant Grove City Council finds that the zone change is in the best interest of the public and is consistent with the written goals and policies of the City's General Plan.

SECTION 4. 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 5. This ordinance shall take effect immediately upon its passage and shall be posted or published as required by law.

SECTION 6. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council or Pleasant Grove City, State of Utah, on this 28th day of April, 2026.

Eric Jensen, Mayor

ATTEST:

Wendy Thorpe, City Recorder

(SEAL)

Exhibit "A"



Motion: Council Member _____

Second: Council Member _____

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

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

Dated this _____ day of _____, 2026.

Wendy Thorpe, CMC, City Recorder

City Council Staff Report

April 14, 2026

REZONE PROPOSAL

REQUEST Request to remove the Valley Grove Mixed Use (VGMU) Overlay from approximately 4.5 acres of land and to apply The Grove Business Park (GBP) Overlay to approximately 2.9 acres of property located in The Grove – Commercial Sales Subdistrict.

Request to apply The Grove Business Park Overlay (GBP) to approximately 0.74 acres of property located in The Grove – Commercial Sales Subdistrict.

APPLICANT St. John Properties

ADDRESS 877 S Mountain View Lane (4.5 Acres)
1018 S 1300 W (.74 Acres)

ZONE The Grove – Commercial Sales Subdistrict

STAFF RECOMMENDATION Deny the proposed rezone

ATTACHMENTS Proposed Rezone Location **6**
General Plan **7**

Background

St. John Properties, the applicant, is requesting to remove the Valley Grove Mixed Use Overlay from the property at 877 S Mountain View Lane, and to apply the GBPO to portions of 877 S Mountain View Lane and 1018 S 1300 W to construct a flex space building. The applicant submitted their application for the proposed rezones on January 16, 2026 for and January 27, 2026.

Flex space falls largely under Use #6376 – Warehousing and General Storage, which is a permitted use in the Grove Business Park Overlay. This overlay was amended in November 2022 to allow many more commercial uses than what was previously permitted, including general warehousing.

The properties immediately adjacent to the north and east are within The Grove – Commercial Sales Subdistrict and are currently vacant. The property to the east is in the BMP Zone and has just received approval for a flex space building. The properties to the to the south are in The Grove – Interchange Subdistrict hand have been developed with offices, retail, and a future restaurant.

Analysis

Intent Statements:

The intent of the current Grove Commercial Sales Subdistrict is "...to create attractive grove district commercial areas, allowing for a mix of land uses including office, retail and civic/public, and utilizing the highest quality architecture and site design. The city council may also authorize residential uses above the first level of commercial buildings. Development in this subdistrict should contribute to the creation of a unique 'signature image' for the city that encourages pedestrian activity, social interaction and a quality shopping experience"

The intent of the proposed Grove Business Park Overlay is "...to provide for a mixture of research, office, retail, warehousing and certain specialized light manufacturing uses in a parklike atmosphere. This overlay is intended to be applied on properties within the grove zone and may be applied on one or more of the grove zone subdistricts. The overlay area is to be characterized by attractively designed buildings and off street parking lots situated among spacious lawns, trees, shrubs and other landscape features, preserving as much as possible existing natural wetlands and associated vegetation."

Conformance with Zoning Ordinances:

The Grove – Commercial Sales Subdistrict permits for a wide variety of retail and office uses, as well as hotels, entertainment assembly, amusements, and parks. The Grove Business Park Overlay expands on the uses already permitted in The Grove – Commercial Sales Subdistrict by adding light manufacturing uses such as printing services, pharmaceutical and nutritional supplement manufacturing, machinery and equipment sales, general warehousing and storage; several of these more intense uses which are not recommended to be neighboring residential uses.

With limited space left in Pleasant Grove, especially for land located in the Boulevard corridors, Staff encourages as much of the remaining land as possible be used for retail sales tax generating uses. The development of warehousing uses such as flex space further limits the amount of area that can be used toward tax-generating uses, as warehousing uses do not contribute toward any retail sales tax collected by the City.

Difference in permitted uses:

Because both the Valley Grove Mixed Use Overlay and the Grove Business Park Overlay are both overlays, the permitted uses of the underlying zone (The Grove – Commercial Sales Subdistrict) are unchanged.

The Valley Grove Mixed Use Overlay was created to permit high density residential uses mixed with retail and office uses. This overlay is primarily located adjacent to the Freeway, where a promenade of office and retail uses are proposed to be constructed next to a five-story luxury apartment building. The only permitted use in this overlay, besides the permitted uses already established in The Grove – Commercial Sales Subdistrict, is Use 1150: "Apartment (high rise), includes condominiums."

The Grove Business Park Overlay on the other hand permits 67 additional uses beyond what The Grove – Commercial Sales subdistrict allows. Examples of some of these permitted uses include light manufacturing uses such as printing and publishing, bakery products, and assembly of household and office furniture; utility uses such as gas, water, sewage, and electric offices; retail uses such as building

materials, hardware, apparel, furniture, and restaurants; service uses such as gyms, warehousing, automobile repair (excluding engine and transmission repair, indoor only), medical and other office uses, and special training and schooling; and other uses such as amusements, playgrounds and athletic areas, and animal hospital services. Many of these uses are commonly found in flex space buildings.

Staff Comments:

Staff has historically considered rezone requests to the Grove Business Park Overlay in exchange for retail uses being provided prior to flex space or manufacturing uses. For example, the City has approved a rezone for both the doTERRA complex and the two flex-space buildings located just north of Tesla to apply The Grove Business Park Overlay, because doTERRA is one of the largest contributors of sales tax in the city, and the two flex-space buildings were constructed after the Tesla dealership.

However, in this case, there are a couple of other points that have been prominent in Staffs consideration of the proposed rezone: its proximity to 1300 West/Proctor Lane, and the amount of flex space already available in Pleasant Grove.

First, flex space has historically been permitted in Pleasant Grove as long as Use #6376 is permitted in the zone. Flex space has had an increase in demand over the past few years, and now Pleasant Grove has several places that are either being used for flex space, are anticipated to be used for flex space, or have the potential to be developed as flex space. Any property within the Grove Business Park Overlay, Business and Manufacturing Park Zone, Manufacturing Distribution Zone, or General Commercial Zone have the capability to be developed for flex space.

With the total amount of potential land that could be developed for flex space and the amount of flex space already available or soon to be available, Staff recommends denial of the proposed rezone, as the location for the rezone would be along the corner of 1300 West and North County Boulevard.

1300 West/Proctor Lane is scheduled to eventually have a connection to the Freeway, which will create a new entryway into the City in this specific location. The Grove Zone is intended to be designed in a way that is an attractive commercial area that creates a unique “signature image” for the city where pedestrian activity and social interaction are encouraged.

Conformance with General Plan:

On the 2023 General Plan Future Land Use Map (page 11), this area is located in The Grove Commercial and Grove Business Park area. The general plan states that “The Grove Commercial area is a subdistrict of The Grove devoted to commercial sales. The area is primarily an auto-oriented business district encompassing a variety of retail, hotel, small event centers and a theme park. It is expected that remaining available land in this area will develop in a similar fashion.”

The General Plan summarizes the Grove Business Park area as “a subdistrict of The Grove and primarily contains the Doterra corporate campus, other office buildings, and retail uses. It is expected that remaining available land in this area will develop in a similar fashion.”

Recommendation from Planning Commission (4.5 Acres)

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on March 26, 2026.

**2. Public Hearing: Rezone – Located at approx. 877 S. Mountain View Lane
(Sam White’s Lane Neighborhood)**

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

RECOMMEND APPROVAL

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

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

Commissioner Patten seconded the motion. The Commissioners unanimously voted “Yes”. The motion carried.

Motion by: Commissioner Redding

Seconded by: Commissioner Patten

AYE VOTES: Chair Martineau, Commissioners Butler, Patten, Redding, Trickler

NAY VOTES:

Recommendation from Planning Commission (.74 Acres)

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on March 26, 2026.

**3. Public Hearing: Rezone – Located at approx. 1018 S. 1300 West
(Sam White’s Lane Neighborhood)**

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

RECOMMEND APPROVAL

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

2. The applicant must work with the City Council to put a Development Agreement in place.

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

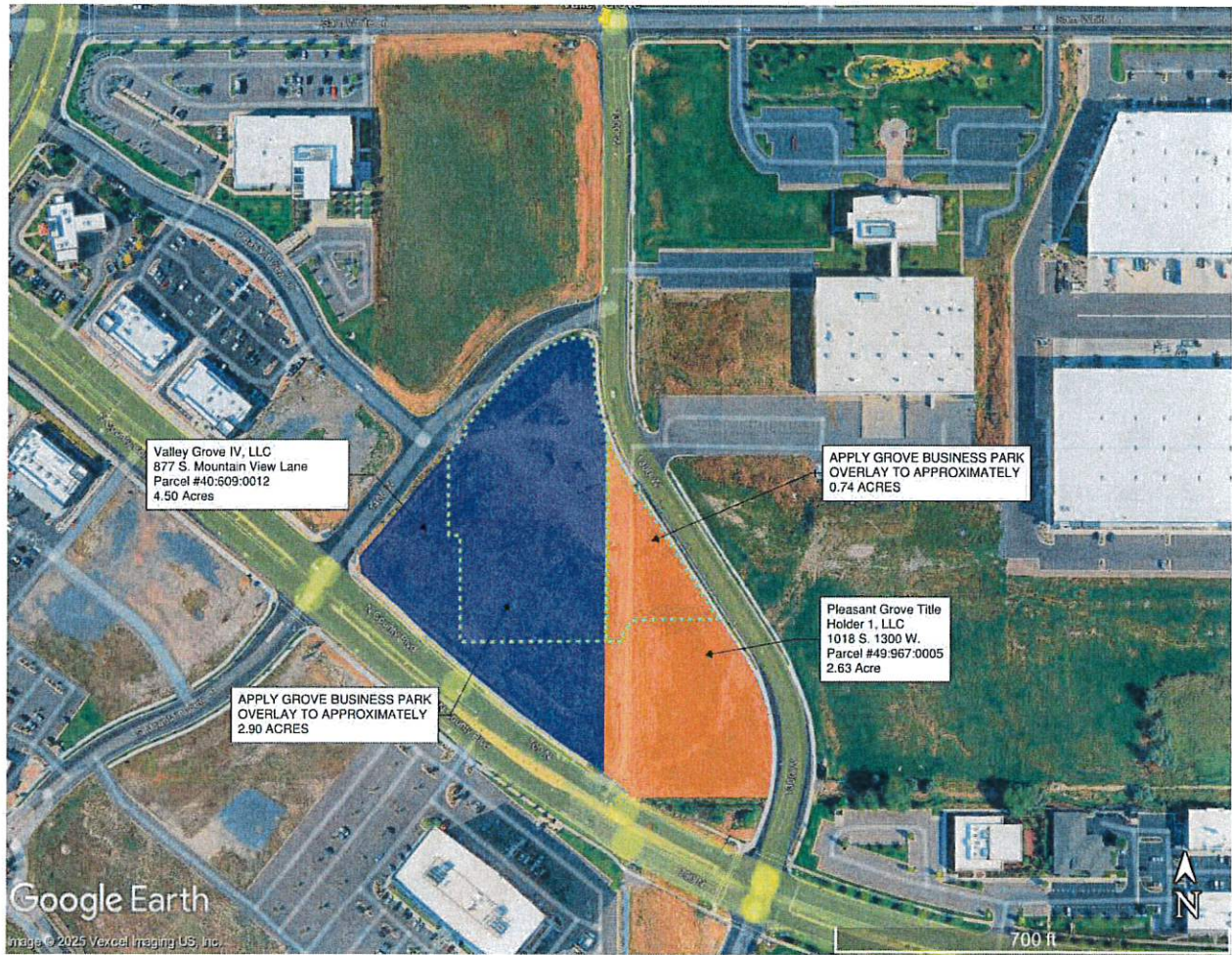
Motion by: Commissioner Patten

Seconded by: Commissioner Butler

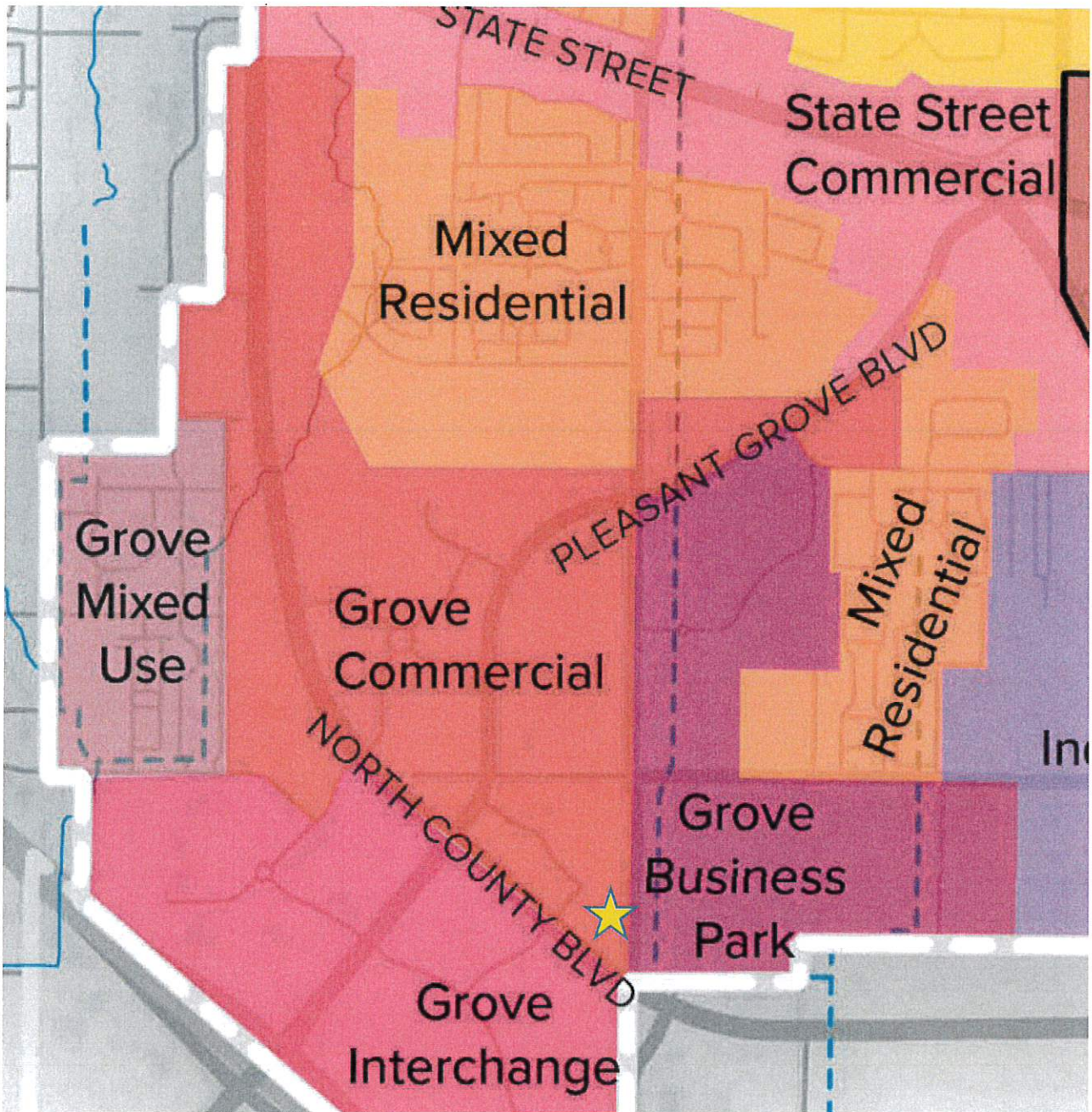
AYE VOTES: Chair Martineau, Commissioners Butler, Patten, Redding, Trickler

NAY VOTES:

PROPOSED REZONE LOCATION



GENERAL PLAN



★ = Subject Property

ORDINANCE NO. 2026-018

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING CITY CODE SECTION 10-13 OVERLAY ZONES TO ADD A NEW OVERLAY ZONE FOR PUD’S CLUSTERED DEVELOPMENTS CALLED THE SPRINGS DISTRICT OVERLAY (SDO) ZONE; IN THE PLEASANT GROVE CITY CODE; INCLUDING AN EFFECTIVE DATE (JULIE SMITH, APPLICANT).

WHEREAS, the applicant has requested an amendment to the Pleasant Grove City Code to create and add to the City Code a new overlay zone that would allow for Planned Unit Developments (PUDs) with clustered residential units; and

WHEREAS, the applicant proposes to apply the aforementioned new overlay zone to a existing residential planned development named Reinnaisance at Indian Springs; and

WHEREAS, the stated purpose of the proposed Springs District Overlay (SDO) Zone is to allow for the re-subdivision of a portion of the existing subdivision currently designated as perpetual open space into new residential lots; and

WHEREAS, on April 9, 2026 the Pleasant Grove City Planning Commission held a public hearing to consider adding Section 10-13 ARTICLE G: THE SPRINGS DISTRICT OVERLAY (SDO) ZONE to the Pleasant Grove Municipal Code; and

WHEREAS, at its public hearing the Pleasant Grove City Planning Commission decided that the requested amendments to the Pleasant Grove Municipal Code are not in the public’s interest and are not consistent with the written goals and policies of the General Plan; and

WHEREAS, the Pleasant Grove City Planning Commission recommended to the Pleasant Grove City Council that the request to add Section 10-13 ARTICLE G: THE SPRINGS DISTRICT OVERLAY (SDO) ZONE to the Pleasant Grove Municipal Code be denied as the proposed overlay does not fit the neighboring zones; and

WHEREAS, on April 28, 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 amendments to the Pleasant Grove Municipal Code are in the best interest of the public and are consistent with the written goals and policies of the General Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Pleasant Grove City, Utah County, State of Utah as follows:

SECTION 1. Section 10-13 ARTICLE G: THE SPRINGS DISTRICT OVERLAY (SDO) ZONE of the Pleasant Grove Municipal Code is hereby amended by adding the following provision, to read as follows:

**CHAPTER 13 ARTICLE G
THE SPRINGS DISTRICT OVERLAY ZONE**

SECTION:

10-13G-1: The Springs Zoning District Established

10-13G-2: Application Requirements

10-13G-3: Lot Area

10-13G-4: Lot Width

10-13G-5: Lot Frontage

10-13G-6: Yard Requirements

10-13G-7: Minimum Zone Area and Location

10-13G-8: Project Plan Approval

10-13G -1: THE SPRINGS ZONING DISTRICT ESTABLISHED:

A. Established:

1. Purpose:

a. The following regulations are hereby established to promote the health, safety and general welfare in the Springs Zoning District; to achieve the goals and objectives of the Pleasant Grove General Plan; to promote and to encourage efficient land usage.

b. This chapter further seeks to foster development that will provide the Springs Zoning District with a special district identification that will increase property values and protect real estate investment.

c. The regulations contained herein shall apply to the area known as the Spring Zoning District, the boundaries of which are between 2310 North and 2600 North and 1300 West 1650 West and also shown on the Pleasant Grove City zoning map. The District is located in the Single-Family Residential (Very Low Density) designation on the Future Land Use Map in the General Plan. Properties are intended to be a minimum of one-third (1/3)-acre in size.

d. No land use or development within the boundaries of the Springs Zoning District shall be commenced or approved except in conformance with the provisions of this chapter. This chapter shall govern all land use and development within the Springs Zoning District and shall take precedence over the provisions of the zoning ordinance unless expressly provided for otherwise by this chapter.

2. The Springs Zoning District Established: The Springs Zoning District is hereby established and provides for an existing Performance Residential Development.

3. Applicability: The regulations for the Springs zoning district shall apply to the RENAISSANCE AT INDIAN SPRINGS A Performance Development by Trophy Homes development within the district boundaries.

B. District And Map:

1. Applicability: The regulations contained herein shall apply to the area known as the Springs Zoning District, the boundaries of which are shown on the officially adopted Pleasant Grove City zoning map.

C. Interpretation, Scope Of Regulations: The regulations set forth by this chapter shall be minimum regulations for the existing development, occurring subsequent to the enactment hereof. No building, structure or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein, unless changes are authorized by the city council or their approved representative.

10-13G -2: APPLICATION REQUIREMENTS:

A. Plans: Applications shall be accompanied with plans in accordance with the guidelines set forth in this chapter, or as deemed necessary by the community development director, planning commission or city council.

10-13G -3: LOT AREA:

- A. Home lots within the Springs District shall be regulated by overall project density not by a minimum lot size. The overall average lot size (calculated by total area of project divided by number of lots) shall not be less than seventeen thousand square feet (17,000).
- B. The minimum area of any lot or parcel in the Springs District shall be six thousand, five hundred forty-nine square feet (6,549 sq.ft.).

10-13G -4: LOT WIDTH:

A. Each lot or parcel within the Springs District, except corner lots, shall have a width of not less than fifty-eight feet (58').

10-13G -5: LOT FRONTAGE:

A. Each lot or parcel within the Springs District, shall abut a public street or privately owned and maintained street for a minimum distance of thirty-five (35') on a line parallel to the centerline of the street or a privately owned and maintained street or along the circumference of a cul-de-sac.

10-13G -6: YARD REQUIREMENTS:

The following minimum yard requirements shall apply in the Springs District (note: all setbacks are measured from the property line):

- A. Front Yard: Each lot or parcel in the Springs District shall have a front yard of not less than twenty feet (20').
 - 1. When multiple homes share a common drive, each lot or parcel shall have a front yard of not less than six feet (6').
- B. Side Yard: Each lot or parcel of land in the Springs District shall have a side yard of not less than six feet (6').
- C. Corner Lots: On corner lots in the Springs District the side yard contiguous to the street shall not be less than fifteen feet (15').
- D. Rear Yard: Each lot or parcel of land in the Springs District shall have a rear yard of no less than ten feet (10').

10-13G -7: MINIMUM ZONE AREA AND LOCATION:

The minimum area to which the Springs District Zone may be applied is sixteen (16) acres and the property shall have frontage to 2600 North Street.

10-13G -8: PROJECT PLAN APPROVAL

The subject property shall demonstrate compliance with all applicable provisions of this title and title 11 of this Code. Refer to section 11-7-7 of this Code for submittal, review and procedural requirements.

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 17th day of July, 2018.

Eric Jensen, Mayor

ATTEST:

Wendy Thorpe, City Recorder

(SEAL)

ORDINANCE NO. 2026-004

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING SECTION 10-6-2: DEFINITIONS. MODIFYING THE DEFINITION OF BUILDING HEIGHT APPLICABLE TO SECTIONS 10-9A-10 BUILDING HEIGHT IN THE RURAL RESIDENTIAL ZONE AND 10-9B-9 BUILDING HEIGHT IN SINGLE-FAMILY RESIDENTIAL ZONE, INCLUDING AN EFFECTIVE DATE (PLEASANT GROVE CITY APPLICANT).

WHEREAS, under the current code, building height is measured from the average elevation of the finished lot grade at each face of the building; and

WHEREAS, it is proposed to modify the definition of building height to take into consideration the original grade of the existing terrain, discouraging the elevation of the grade terrain with the purpose to increase the height of a building; and

WHEREAS, the proposed ordinance promotes fair and consistent building height measurement by utilizing the original (pre-development) grade of the site, protecting existing and adjacent residents from excessive building mass, loss of privacy, obstruction of views, and other adverse impacts, and ensuring that new development remains compatible with the established character of surrounding existing neighborhoods; and

WHEREAS, on April 9, 2026 the Pleasant Grove City Planning Commission held a public hearing to consider amending Section 10-6-2: Definitions, to modify the way building height is measured and calculated; and

WHEREAS, at its public hearing the Planning Commission decided that the requested amendment to Section 10-6-2: Definitions, Building Height, 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 10-6-2: Definitions, Building height in the Pleasant Grove Municipal Code be approved; and

WHEREAS, on April 28, 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 1A. Modified Section 10-6-2: DENITIONS, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

10-15-47: ACCESSORY APARTMENTS:

10-6-2: DEFINITIONS:

For the purposes of this title, certain words and phrases shall have the following meanings:

ACCESSORY APARTMENT: A subordinate dwelling, which has its own eating, sleeping, and sanitation facilities which is: a) within or attached to a single-family residential building, or b) within a detached accessory structure associated with a single-family dwelling.

ACCESSORY BUILDING: A building or structure, the use of which is incidental to and subordinate to that of the main building or structure.

ACCESSORY USE: A use which is incidental and subordinate to the prescribed permitted use within any respective zoning provision when the principal use exists in the same parcel and zone. No accessory use shall be allowed on a particular parcel unless the permitted use is being actively utilized.

ACTIVITIES OF DAILY LIVING: Essential activities, including dressing, eating, grooming, bathing, toileting, ambulation, transferring and self-administration of medication.

ADULT DAYCARE SERVICES: Continuous care and supervision for three (3) or more adults for at least four (4) but less than twenty four (24) hours a day, that meet the needs of functionally impaired adults through a comprehensive program that provides a variety of health, social, recreational and related support services in a protective setting (see also Utah Code Annotated section 62A-2-101). May be constructed as an independent facility or combined with assisted living or higher level of care.

ALLEY: A public or private thoroughfare for the use of pedestrians and vehicles which affords, or is designated or intended to afford, a secondary means of access to abutting properties.

APARTMENT: A dwelling unit located in an apartment building occupied by one family.

APARTMENT BUILDING: See definition of Dwelling, Apartment.

AREA: The aggregate of the maximum horizontal cross section within given boundaries.

ASSISTED LIVING FACILITY: Step down from "congregate living units", as defined herein.

A. 1. A type I assisted living facility, which is a residential facility that provides assistance with activities of daily living and social care to two (2) or more elderly residents who:

- a. Require protected living arrangements;

b. Are capable of achieving mobility sufficient to exit the facility without the assistance of another person; and

2. A type II assisted living facility, which is a residential facility with a homelike setting that provides an array of coordinated supportive personal and healthcare services available twenty four (24) hours per day to residents who have been assessed under department rule to need any of these services.

B. Each resident in a type I or II assisted living facility shall have a service plan based on the assessment, which may include:

1. Specified services of intermittent nursing;
2. Administration of medication; and
3. Support services promoting residents, independence and self-sufficiency.

BED AND BREAKFAST: A residential building of historic or neighborhood significance in which not fewer than three (3) but not more than nine (9) rooms are rented out by the day, offering overnight lodgings to tourists, and where one meal shall be provided to overnight paying guests.

BED AND BREAKFAST INN: A building or buildings designed to accommodate up to eighteen (18) rooms for lodging on a nightly or weekly basis to paying guests. This use may be allowed in the R-R zone; provided, that there are at least five (5) acres per facility. A bed and breakfast shall provide meals to overnight guests only and shall not provide meals to others.

BLOCK FACE: All property fronting upon one side of a street between intersecting and intercepting streets, or between the street and the railroad right of way, waterway, terminus of a dead end street, city boundary, public park, or other natural boundary. An intercepting street shall determine only the boundary of the block face of the side of the street which it intercepts. Corner properties shall be considered part of two (2) block faces; one for each of the two (2) intersecting streets.

BOARDER OR ROOMER: A person living in any dwelling unit who is unrelated by blood or marriage to the owner or other occupants of the unit.

BOARDING AND ROOMING HOUSE: A building or portion thereof which is used to accommodate, for compensation, three (3) or more boarders or roomers who do not directly utilize kitchen facilities, not including members of the occupant's immediate family who might be occupying said building. The word "compensation" shall include compensation in money, services or other things of value. Also, for the purpose of this title, a rooming and boarding house includes childcare homes, retarded children homes, homes for unwed mothers, and lodging houses, arranged, designed for, used for, or occupied by not more than one family, and which building has at least one kitchen and one bathroom.

BUILDING: A permanently located structure for the shelter, housing or enclosure of any person, animal, article or chattel. When any portion thereof is completely separated from every other portion thereof by a division wall or firewall, without openings, each such portion shall be a separate building. "Building" shall not include any form of vehicle, even though immobilized.

Where this title requires, or where special authority granted pursuant to this title requires, that a use shall be entirely enclosed within a building, this definition shall be qualified by adding "and enclosed on all sides".

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

BUILDING HEIGHT: The vertical distance measured from the average elevation of the finished lot grade at **between the natural grade and proposed finished grade along** each face of the building, to **a horizontal line extending from** the highest point of the roof; provided, that those structures set forth in section [10-15-9](#) of this title shall be excluded from said measurement. The height of a stepped or terraced building is the maximum height of any segment of the building.

BUILDING LINE: A line dividing a required yard from other portions of a lot.

BUILDING, MAIN: The principal building on a lot or building site designed or used to accommodate the primary use to which the premises are devoted. Where a permissible use involves more than one structure designed or used for the primary purpose, as in the case of apartment groups, each such permitted building on one "lot", as defined by this chapter, shall be construed as constituting a main building.

CARPORT: A covered automobile parking space not completely enclosed by walls or doors. A carport shall be subject to all of the regulations described in this title for a private garage.

CENTERLINE OF STREET: That line designated as "centerline" in any street in the city by the records of the city engineer.

CHILD DAYCARE CENTER: A facility in which thirteen (13) or more children ages two (2) to thirteen (13) years are cared for in lieu of care ordinarily provided by parents in their own home.

COIN OPERATED AMUSEMENT VIDEO GAME CENTER (ARCADE): Any business establishment containing greater than three (3) coin operated amusement, electronic or video machines or games.

CONDITIONAL USE: A land use that, because of its unique characteristics or potential impact on the city's surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

CONGREGATE LIVING UNITS: Living units for elderly persons arranged as private apartments or rooms in one building. May or may not include kitchenettes in private areas. Congregate units are characterized by having common dining and social areas, and having meals prepared by staff for the residents. Step down from independent living units.

COURT: An unoccupied space on the lot other than a required yard, designed to be partially surrounded by a building or group of buildings.

DAYCARE SERVICES: Care of a child for a portion of the day which is less than twenty four (24) hours, in his own home by a responsible person or outside of his home in a daycare center. This includes preschools.

DWELLING: A building or portion thereof designed or used for residential occupancy, including one-family, two-family, multi-family, apartment structures, manufactured and modular homes; but shall not include boarding, rooming or lodging houses, tents, trailers, mobile home parks, motels, motor courts, motor lodges, cottage camps or similar structures designed or used primarily for transient residential uses.

DWELLING, APARTMENT: A dwelling arranged, designed for, or occupied by five (5) or more families living independently of each other, and containing five (5) or more dwelling units.

DWELLING, GROUP: A group of two (2) or more detached dwellings located on a parcel of land in one ownership and having one yard or court in common.

DWELLING, MULTIPLE-FAMILY: A dwelling arranged, designed for, or occupied by three (3) or more families living independently of each other, and containing three (3) or more dwelling units.

DWELLING, ONE-FAMILY: A detached building arranged, designed for, used for or occupied by not more than one family, and which building has at least one kitchen and one bathroom.

DWELLING, ONE-FAMILY ATTACHED: A one-family dwelling attached to two (2) or more one-family dwellings by common vertical walls.

DWELLING, ONE-FAMILY DETACHED: A detached residential structure consisting of a single-dwelling unit only, separated from other units by open space or building setbacks.

DWELLING, ONE-FAMILY SEMI-DETACHED (TWIN HOME): A one-family dwelling attached to one other one-family dwelling by a common vertical wall, and each dwelling located on a separate lot. (The semi-detached dwelling is part of a two-family structure with the dwelling units side by side as opposed to one on top of the other.)

DWELLING, TWO-FAMILY: A building arranged, designed for, or occupied by two (2) families living independently of each other and containing two (2) dwelling units. Also known as a duplex if not platted to allow individual dwelling unit ownership, or as a twin home if platted to allow individual unit dwelling ownership.

DWELLING UNIT: One or more rooms in a dwelling designed for living and sleeping purposes, and having a kitchen and a bathroom.

ELDERLY PERSON: A person who is sixty (60) years old or older, who desires or needs to live with other elderly persons in a group setting, but who is capable of living independently.

FAMILY: Unless otherwise expressly provided herein, means any one of the following:

- A. One person living alone; or
- B. Two (2) or more persons all related by blood, by marriage, by adoption, by legal guardianship or foster children and up to two (2) other unrelated persons who do not pay rent or give other consideration for the privilege of staying with the family; or
- C. Up to four (4) related and/or unrelated persons living as a single housekeeping unit.

A "guest" under this definition is defined as a person who stays with a family for a period of less than thirty (30) days within any rolling one year period and does not utilize the dwelling as a legal address for any purpose.

For purposes of the definition of family, the term "related" shall mean a spouse, parent, child, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, first cousins, great grandparent, and great grandchild. The term "related" does not include other, more distant relationships.

FAMILY (HOME) DAYCARE: Childcare within a home that provides care for not more than eight (8) children.

FAMILY (HOME) GROUP DAYCARE: Childcare within a home which provides care for at least eight (8) (including provider's own children), but less than thirteen (13) children.

FENCE: Includes any tangible manmade barrier, lattice work, or wall with the purpose of or having the effect of preventing passage or view across the fence line.

FLOOR AREA: The sum of all areas of several floors of the building, including basements, mezzanine, and intermediate floored tiers and penthouses of headroom height, measured from the exterior faces of exterior walls or from the centerline of common walls separating buildings. The floor area, however, shall not include areas used for parking of vehicles and areas devoted exclusively to the housing of mechanical equipment for heating, ventilating and other service uses to the building.

FRONTAGE: All of that property abutting on one side of a street and lying between the two (2) nearest intersecting or intercepting streets, or between a street and a waterway, end of a dead end street or political subdivision boundary, measured along the street line. An intercepting street shall determine only the length of frontage along the side of the street which it intercepts.

GARAGE, PRIVATE: An accessory building or an accessory portion of the main building designed or used only for the shelter or storage of vehicles owned or operated by the occupants of the main building, and in which no occupation or business for profit is conducted.

GARAGE, PUBLIC: Any premises, except those described as private garage, used for the storage or care of self-propelled vehicles, or where any such vehicles are equipped for operation repairs, or kept for remuneration, hire or sale.

GARAGE/YARD SALE: A sale of personal belongings in a residential zone, which sale is conducted by a bona fide resident of the premises (see also subsection 10-16-2B of this title, temporary use exemptions).

GENERAL PLAN: A document that Pleasant Grove City adopts that sets forth general guidelines for proposed future development or the land within the municipality, as set forth in Utah Code Annotated section 10-9a-401 and 10-9a-402 et seq. "General plan" includes what is also commonly referred to as a "master plan".

GRADE, FINISHED: The finished grade of a site after reconfiguring grades according to an approved regrading plan related to building permit activity.

GRADE, NATURAL: The elevation of the surface of the ground which has been created through the action of natural forces and has not resulted from manmade cuts, fills, excavation, grading or similar earth moving processes. The topographic maps of Pleasant Grove City shall be the primary, though not exclusive, reference for determination of natural grade. Natural grade shall be determined in every instance where necessary by the city engineer.

GROUP HOME, LARGE: A residential facility set up as a single housekeeping unit and shared by seven (7) or more unrelated persons, exclusive of staff, who require assistance and supervision. A large group home is licensed by the state of Utah and provides counseling, therapy and specialized treatment through this temporary living arrangement, along with habilitation or rehabilitation services for physically or mentally disabled persons. A large group home shall not include persons who are diagnosed with substance abuse problems or who are staying in the home as a result of criminal offense.

GROUP HOME, SMALL: A residential facility set up as a single housekeeping unit and shared by up to six (6) unrelated persons, exclusive of staff, who require assistance and supervision. A small group home is licensed by the state of Utah and provides counseling, therapy and specialized treatment through this temporary living arrangement, along with habilitation or rehabilitation services for physically or mentally disabled persons. A small group home shall not include persons who are diagnosed with substance abuse problems or who are staying in the home as a result of criminal offense.

GUEST: Any person or persons staying, for a time period not to exceed sixty (60) days, within a dwelling unit without payment or compensation or remuneration to the owners, tenants or full time inhabitants of said dwelling unit.

GUESTHOUSE OR SERVANTS' QUARTERS: An accessory residential building located on the same lot as a principal residential structure to be used for temporary occupancy and having no kitchen facilities.

HUD CODE: The federal manufactured housing construction and safety standards act. This act was passed in 1974 and became effective June 15, 1976.

HANDICAPPED PERSON: A person who has a severe, chronic disability attributable to a mental or physical impairment or to a combination of mental and physical impairments which is likely to continue indefinitely and which results in a substantial functional limitation in three (3) or more of the following areas of major life activity: self-care, receptive and expressive language, learning, mobility, self-direction, capacity for independent living, or economic self-sufficiency; and who requires a combination or sequence of special interdisciplinary or generic care, treatment or other services that are individually planned and coordinated to allow the person to function in, and contribute to, a residential neighborhood.

HISTORIC BUILDINGS: Any building which is recommended as such by the city historic preservation commission to the state historic preservation officer as meeting the following standards:

A. The building is associated with events that have made a significant contribution to the broad patterns of our history; or

B. The building is associated with the lives of persons significant in our past; or

C. The building embodies distinctive characteristics of type, period or method of construction, whether it represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. The building has yielded or may be likely to yield information important in prehistory or history.

HOME OCCUPATION: The use of a portion of a dwelling as an office, studio or workroom for occupations which are customarily conducted in the home, and which are incidental to the primary use as a home or residence, and provided further that all conditions of chapter 21 of this title are satisfied.

HOSPITAL, NURSING OR REST HOME: A building or any portion thereof designed for the housing of sick, injured, convalescent or infirm persons; provided, that this definition shall not include rooms in any one-, two- or three-family dwelling, hotel or other building not ordinarily designed or intended to be occupied by said persons.

HOTEL: A building designed or used as the temporary abiding place of individuals who are lodged, with or without meals, for compensation and in which there are more than ten (10) sleeping rooms usually occupied singly, and in which no provision is made for cooking in any guestroom.

HOUSEHOLD PETS: Animals or fowl ordinarily permitted in the house and kept for company or pleasure and not for profit, such as dogs or cats, but not including a sufficient number of dogs to constitute a kennel. Household pets shall not include bovine animals, chickens or any animals which are capable of inflicting harm or discomfort or endangering the health, safety or welfare of any person or property.

INDEPENDENT LIVING UNITS: Living units for elderly persons who desire to independently manage a small, private unit. Units may be arranged in an apartment or condominium setting, or may be detached cottages. Independent units are typically characterized by having kitchen facilities in each living unit.

INFRASTRUCTURE: Basic rations and facilities on which the majority of the community or any part or subdivision of the community depends, such as: roads, sidewalks, utilities, stormwater management, communication systems, schools, etc.

JUNKYARD OR AUTOMOBILE WRECKING YARD: Any lot, land or area used for the storage, keeping, dismantling or abandonment of junk, automobiles, household furniture and appliances, machinery, scrap material, or parts thereof; provided, that this definition shall be deemed not to include such uses which are clearly accessory and incidental to any agricultural use permitted in the district.

KENNEL¹: Any premises wherein more than two (2) dogs or two (2) cats are raised, kept, housed or boarded; or any premises wherein any person engages in the business of boarding, breeding, buying, letting for hire, training for a fee or selling dogs or cats.

KITCHEN: Any room or other place used or intended or designed to be used for cooking or for the preparation of food. This includes refrigerators, stoves, cooking appliances, built in cabinets,

sinks, two hundred twenty (220) volt electrical service or natural gas supply lines, and any combination thereof, that would permit any room to be used as a kitchen.

LANDSCAPING: The lawns, shrubbery, trees, flowers and other plantings that beautify a residence or building of any sort, including xeriscape.

LIQUOR STORE: A facility for the sale of package liquor which is located on premises owned or leased by the state of Utah and is operated by Utah state employees. (This definition shall not be construed to include package agencies accessory to another main use, or to restaurants with minibottle licenses.)

LOT: Any of the following:

A. A parcel of real property shown as a delineated parcel of land with a number and designation on the final plat of a subdivision recorded in the office of the Utah County recorder; or

B. A parcel of land, the dimensions or boundaries of which are defined by a record of survey map recorded in the office of the Utah County recorder in accordance with the laws regulating the division of said land; or

C. A parcel of real property not delineated in subsection A or B of this definition and containing not less than the prescribed minimum area required in the zone in which it is located and which abuts at least one public street and is held under one ownership.

LOT AREA: The total area measured on a horizontal plane included within the lot lines of the lot or parcel of land.

LOT, CORNER: A lot situated at the intersection of two (2) or more streets, which street shall have angle of intersection of not more than one hundred thirty five degrees (135°) and a minimum frontage of thirty five feet (35') on both sides of corner.

LOT COVERAGE: The total horizontal area of a lot, parcel or building site covered by any building or occupied structure which extends above the surface of the ground level and including any covered automobile parking spaces. Covered patios, covered walkways; and covered recreation areas shall not be considered as lot coverage; provided, that said areas are not more than fifty percent (50%) enclosed.

LOT DEPTH: The mean horizontal distance between the front lot line and the rear lot line of a lot, measured within the lot boundaries.

LOT, INTERIOR OR INTERIOR LOT: A lot other than a corner lot.

LOT LINE, FRONT: A line separating an interior lot from a street. In the case of a corner lot, any frontage may be the front line provided a buildable lot is created in connection with required setbacks for the zone in which the lot is located.

LOT LINE, REAR OR REAR LOT LINE: The recorded lot line or lines most distant from and generally opposite the front lot line, except that in the case of an interior triangular or gore shaped lot, it shall mean a straight line ten feet (10') in length which is:

A. Parallel to the front lot line or its chord; and

B. Intersects the two (2) other lot lines at points most distant from the front lot line.

LOT LINE, SIDE OR SIDE LOT LINE: Any lot boundary line which is not a front lot line or a rear lot line.

LOT, THROUGH OR THROUGH LOT, OR DOUBLE FRONTAGE LOT: A lot having a frontage on two (2) parallel or approximately parallel streets. Said lots for purposes of this title shall have two (2) street frontages and two (2) front yards.

LOT WIDTH: The shortest distance across a lot or parcel of property measured along a line parallel to the front lot line, or parallel to a straight line connecting the ends of an arc which constitutes the front lot line, or the perpendicular distance from one side property line to the other side property line at fifty feet (50') from the front property line.

MAIN FLOOR LIVING AREA: The living area of a dwelling, measured from the outside wall line of a horizontal plane, which, when viewed from above with the roof removed, contains living area on one or more levels, which levels are located entirely above the finished ground level surrounding the dwelling. Living area which is shadowed by a level above shall not be included in the calculation of the main floor living area.

MANUFACTURED HOME: A factory built single-family dwelling that is manufactured or constructed under the authority of 42 United States Code section 5401, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. They bear a seal from the U.S. department of housing and urban development (HUD) certifying code compliance. When built in compliance with the standards for one-family dwellings established in sections [10-15-28](#) and [10-15-30](#) of this title, a manufactured home shall, for purposes of use restrictions, be considered a single-family dwelling.

MARKET: A retail store. For convenience of this title, a "neighborhood market" or "convenience market" shall be defined as a market with less than eighteen thousand (18,000) square feet of gross floor area. The term "supermarket" will be defined as a market with a gross floor area of eighteen thousand (18,000) square feet or more.

MOBILE HOME: A transportable, factory built home, designed to be used as a year round residential dwelling and built prior to enactment of the HUD code.

MODULAR HOME: Factory built housing certified as meeting the local or state building code as applicable to modular housing. Normally these homes are constructed in sections and assembled onto a permanent foundation at the building site. They are brought to the site on a flatbed truck, and are subject to the same standards as site built homes.

MOTEL: A building or group of buildings designed or used as the temporary abiding place of individuals or groups who are lodged on a daily basis, with or without meals, for compensation and in which there are more than ten (10) sleeping rooms usually occupied singly, and in which there may or may not be any provisions made for cooking in any guestroom.

NEC: Not elsewhere covered.

NONCONFORMING BUILDING OR STRUCTURE: A building or structure, or portion thereof, lawfully existing at the time this title became effective, which was designed, erected or structurally altered for a use that does not conform to the use regulations of the zone in which it is located.

NONCONFORMING USE: A use which was at one time, lawfully established and maintained but which, because the subsequent application of this title to it, no longer conforms to the use regulations of the zone in which it is located.

NURSERY, DAY CHILDCARE CENTER, PRESCHOOL: Any premises used for the care of six (6) or more children under the age of six (6) years who are not related within the second degree to the operator of said premises.

NURSING CARE FACILITY, SKILLED NURSING FACILITY: A healthcare facility, other than a general acute or specialty hospital, constructed, licensed and operated to provide elderly patient living accommodations, twenty four (24) hour staff availability, and at least two (2) of the following patient services (step down from assisted living):

A. A selection of patient care services, under the direction and supervision of a registered nurse, ranging from continuous medical, skilled nursing, psychological, or other professional therapies to intermittent health related or paraprofessional personal care services;

B. A structured, supportive social living environment based on a professionally designed and supervised treatment plan, oriented to the individual's habilitation or rehabilitation needs; or

C. A supervised living environment that provides support, training or assistance with individual activities of daily living.

OFFICES: A building, room or department wherein a business or service for others is transacted, but not including the storage or sale of merchandise on the premises.

PARCEL: See definition of Lot.

PARKING AREA OR PARKING LOT: An open area, other than a street or alley, used for the parking of more than four (4) automobiles whether free, for compensation, or as an accommodation. Required parking spaces shall not be provided within a required front yard or side yard adjacent to the street or a corner lot.

PARKING SPACE: An area nine feet by twenty feet (9' x 20') maintained for the parking or storage of an automobile or other vehicles, which is graded for drainage and is hard surfaced or porous surface.

PERSON: An individual, association, firm, copartnership, corporation, or any similar legal entity.

PLANNING COMMISSION: The planning commission of Pleasant Grove City as duly appointed under the provisions of state law.

PRINCIPAL BUILDING: See definition of Building, Main.

PROJECT PLANS: The plans, maps and documents necessary to fully describe the proposed project at each step of the approval process.

PUBLIC: That which is under the ownership of the United States government, Utah State, or any subdivision thereof, Utah County, or Pleasant Grove City (or any departments or agencies thereof).

RESIDENTIAL CARE FACILITY: See definition of assisted living facility, type I.

RESIDENTIAL FACILITY FOR ELDERLY PERSONS: A single-family or multiple-family dwelling unit that meets the following requirements:

- A. A residential facility for elderly persons may not operate as a business.
- B. A residential facility for elderly persons shall:
 - 1. Be owned by one of the residents or by an immediate family member of one of the residents or be a facility for which the title has been placed in trust for a resident;
 - 2. Be consistent with existing zoning of the desired location; and
 - 3. Be occupied on a twenty four (24) hour per day basis by eight (8) or fewer elderly persons in a family type arrangement.
- C. A residential facility for elderly persons may not be considered a business because a fee is charged for food or for actual and necessary costs of operation and maintenance of the facility.
- D. A residential facility does not include a healthcare facility as defined by Utah Code Annotated section 26-21-2 and any ordinance adopted under authority of Utah Code Annotated.

RESIDENTIAL FACILITY FOR HANDICAPPED PERSONS: A single-family or multiple-family dwelling unit, consistent with existing zoning of the desired location, that is occupied on a twenty four (24) hour per day basis by three (3) to eight (8) handicapped persons in a family type arrangement under the supervision of a house family or manager, and that conforms to all applicable standards and requirements of the Department of Human Services and is operated by or operated under contract with that department.

RESIDENTIAL HOTEL: A hotel property in which the available accommodation units are condominium dwelling units for individual purchase which meet the following requirements:

- A. The occupancy of the condominium dwelling units by the individual unit owner shall not exceed more than sixty percent (60%) of a year (31 weeks) on an annual basis.
- B. When not being occupied by the individual unit owner, during the remaining minimum of forty percent (40%) of the yearly period, each unit shall be rented by the hospitality management company.
- C. All condominium/hotel units shall be collectively operated by the same hospitality management company.
- D. Each unit owner shall not rent their unit individually to an outside party, but rather must use the hospitality management company to rent their unit.

E. A City business license shall be obtained by the hospitality management company, and when any unit is rented, Transient Room Tax shall be collected by the City.

SPECIAL DISTRICT: All entities established under the authority of Utah Code Annotated title 17D and any other governmental or quasi-governmental entity that is not a county, municipality, school district or unit of the State.

STORY: That portion of a building included between the surface of any floor, and surface of the floor next above it; or if there be no floor above it then the space between such floor and the ceiling above it.

STREET: A thoroughfare which has been dedicated to the public and accepted by proper public authority, or a thoroughfare not less than twenty feet (20') wide, which has become a public thoroughfare by right of use and which affords the principal means of access to abutting property. Easements, walkways and alleys shall not be considered as "streets" for the purpose of this title. "Streets" include public rights-of-way, including highways, avenues, boulevards, parkways, roads, lanes, walks, alleys, viaducts, subways, tunnels, bridges, public easements and other ways.

STRUCTURAL ALTERATIONS: Any change in the supporting member of a building such as bearing walls, columns, beams or girders, and floor joists or roof joists.

STRUCTURE: Anything constructed or erected which is either located on the ground or attached to something having a location on the ground.

STRUCTURE, SUBGRADE: Any structure which:

- A. Is located primarily below natural grade;
- B. Does not extend more than two and one-half feet ($2\frac{1}{2}'$), at any point, above natural grade;
- C. Is completely covered with a minimum of six inches (6") of soil capable of supporting vegetation on its horizontal surface where required by the landscaping provisions of the respective zone in which it is located;
- D. Is decoratively finished on any vertical surface not completely covered with soil;
- E. When within a required front or street side yard, is located entirely beneath a finish grade which:
 1. Does not exceed a twenty five percent (25%) slope; and
 2. Does not extend more than two and one-half feet ($2\frac{1}{2}'$) above natural grade at any point; and
 3. Is the same as the natural grade along any property line.

Subgrade structures are not subject to lot coverage or setback provisions of this title, provided they have sufficient soil coverage, as defined herein, and fully meet the landscaping requirements set forth in the provisions of any respective zoning district.

SUBDIVISION: A. Any land that is divided, resubdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on the installment plan or upon any and all other plans, terms and conditions.

B. "Subdivision" includes:

1. The division or development of land, whether by deed, metes and bounds description, devise and testacy, lease, map, plat, or other recorded instrument; and

2. Except as provided in subsection C of this definition, divisions of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.

C. "Subdivision" does not include:

1. A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable zoning ordinance;

2. A recorded agreement between owners of adjoining properties adjusting their mutual boundary if:

a. No new lot is created; and

b. The adjustment does not result in a violation of applicable zoning ordinances; or

3. A recorded document, executed by the owner of record, revising the legal description of more than one contiguous parcel of property into one legal description encompassing all such parcels of property.

D. The joining of a subdivided parcel of property to another parcel of property that has not been subdivided does not constitute a "subdivision" under this definition as to the unsubdivided parcel of property or subject the unsubdivided parcel to the municipality's subdivision ordinance.

TINY HOMES: A single-family subordinated dwelling, which has its own eating, sleeping, and sanitation facilities within a detached accessory structure with a minimum area of one hundred ninety two (192) square feet, attached to a permanent foundation and permanently connected to all required utilities.

TRAVEL TRAILERS AND RECREATIONAL VEHICLES: A motorized or nonmotorized vehicle which is designed or used for temporary human habitation and for travel or recreational purposes, which does not at any time exceed eight feet (8') in width and forty feet (40') in length and which may be moved upon a public highway without a special permit or chauffeur's license, or both, without violating provisions of the vehicle code.

TWIN HOME: See definition of Dwelling, One-Family Semi-Detached (Twin Home) located on property that allows each dwelling to be sold individually.

USE: The purpose for which premises or a building therein is designed, arranged or intended, or for which it is or may be occupied or maintained.

USE, ACCESSORY: See definition of Accessory Use.

VARIANCE: A reasonable deviation from those provisions regulating the size or area of a lot or parcel of land, or the size, area, bulk or location of a building or structure under this title and authorized according to the procedures set forth in title 2, chapter 4 of this code.

VEHICLE, ABANDONED OR ABANDONED VEHICLE: A vehicle, licensed or unlicensed, that is left unattended on public property for a period of time in excess of seventy two (72) hours.

VEHICLE, INOPERABLE OR INOPERABLE VEHICLE: A vehicle that is unable to be legally driven on a public street. This includes unlicensed vehicles.

VEHICLE, JUNKED OR JUNKED VEHICLE: A vehicle, abandoned or not, that has no apparent value other than as parts or scrap.

VEHICLE, PARTIALLY DISMANTLED OR PARTIALLY DISMANTLED VEHICLE: A vehicle that has had a piece or part removed from it that renders the vehicle inoperable.

VEHICLE, WRECKED OR WRECKED VEHICLE: A vehicle that is inoperable due to a crash or collision with any other object.

VETERINARY HOSPITAL: An establishment for the care and treatment of animals, including household pets, livestock and commercial poultry, all facilities to be within a completely enclosed building, except for exercise runs and the parking of automobiles.

YARD: A space on a lot or parcel unoccupied and unobstructed by a building or structure from the finish grade upward except as otherwise provided in this title.

YARD, FRONT OR FRONT YARD: An open, unoccupied landscaped yard on the same lot with a building extending across the full width of a lot or parcel, having at no point a depth of less than the minimum required horizontal distance between the front lot line, or its tangent, and the closest permissible location of the main building. Said distance shall be measured by a line at right angles to the front lot line, or its tangent.

YARD, REAR OR REAR YARD: A yard extending across the full width of a lot or parcel, having at no point a depth of less than the minimum required horizontal distance between the rear lot line, or its tangent, and the closest permissible location of the main building. Said distance shall be measured by a line at right angles to the rear lot line, or its tangent. The area to the rear of the rear lot line of an interior triangular or gore shaped lot shall be considered a part of the required rear yard.

YARD, SIDE OR SIDE YARD: A yard between the main building and the side lot line extending from the required front yard, or the front lot line where no front yard is required to the required rear yard, or the rear lot line where no rear yard is required, the width of which side yard shall be measured horizontally from, and at right angles to, the nearest point on the side lot line toward the closest permissible location of the main building.

ZONE: A portion of the incorporated territory of Pleasant Grove City exclusive of streets, alleys and other public ways, which has been given a zone designation which provides for certain uses of the land, premises and buildings and within which certain yards and open spaces are required and certain height and other limitations are established for buildings; all as set forth and specified in this title.

ZONE MAP OR ZONING MAP: A map that graphically shows all zone boundaries and classifications within the City, as contained within this title. (Ord. 2015-40, 10-20-2015; amd. Ord. 2016-3, 1-5-2016; Ord. 2016-5, 2-2-2016; Ord. 2016-23, 10-18-2016; Ord. 2019-8, 6-4-2019)

SECTION 1B. Modified Section 10-9A-10: BUILDING HEIGHT IN THE RURAL RESIDENTIAL ZONE, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

10-9A-10: BUILDING HEIGHT IN THE RURAL RESIDENTIAL ZONE:

- A. No lot or parcel of land in the R-R zone shall have a main building or structure which exceeds a height of thirty five feet (35'). Chimneys, flagpoles or similar structures not used for human occupancy are excluded in determining height.
- B. **Applicability: The definition of "Building Height" shall apply to all new developments within the Rural Residential Zone; however, building permits within an approved subdivision prior to April 24, 2026, retain the right to have their height measured from the average elevation of the finished lot grade at each face of the building to a horizontal line extending from the highest point of the roof; provided, that those structures set forth in Section 10-15-9 of this title shall be excluded from said measurement. In no case shall a new development exceed thirty-five feet (35') as measured from the finished grade.**

SECTION 1C. Modified Section 10-9B-10: BUILDING HEIGHT IN THE SINGLE-FAMILY RESIDENTIAL ZONE, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

- A. No lot or parcel of land in an R-1 zone shall have a main building or structure used for dwelling or public assembly which exceeds a maximum height of thirty five feet (35'). Chimneys, flagpoles, church towers and similar architectural structures not used for human occupancy are excluded in determining height.
- B. Main residential buildings located in a legally subdivided lot (lots that are part of a subdivision) with a minimum area of 2.5 acres may exceed the maximum height of thirty-five feet (35') to a limit of forty-five feet (45') if all the following conditions are met:
 - 1. For every foot of height exceeding thirty-five feet (35') up to a maximum of forty-five feet (45'), the rear setback shall be increased by five feet (5').

2. For every foot of height exceeding thirty-five feet (35') up to a maximum of forty-five feet (45'), both side setbacks shall be increased by three feet (3').
 3. For every foot of height exceeding thirty-five feet (35') up to a maximum of forty-five feet (45'), the front setback shall be increased by five feet (5').
- C. Accessory structures, in the R-1 zones, shall not exceed the height of the dwelling or shall have a maximum height of twenty-five feet (25'), whichever is more restrictive. The height is to be based on the measurement of the average finished grade to the peak of the roof. The maximum height can only be allowed if the proper yard requirements, found in section [10-9B-7](#) of this article, have been met.
- C. Applicability: The definition of "Building Height" shall apply to all new developments within all Single-Family Residential Zones; building permits within an approved subdivision prior to April 24, 2026, retain the right to have their height measured from the average elevation of the finished lot grade at each face of the building to a horizontal line extending from the highest point of the roof; provided, that those structures set forth in Section 10-15-9 of this title shall be excluded from said measurement. In no case shall a new development exceed thirty-five feet (35') as measured from the finished grade.

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 phrases 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 28th day of April 2026.

Eric Jensen, Mayor

ATTEST:

Wendy Thorpe, City Recorder

Motion: Council Member _____

Second: Council Member _____

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

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

Dated this _____ day of _____, 2026.

Wendy Thorpe, CMC, City Recorder

City Council Staff Report

April 28, 2026

TEXT AMENDMENT PROPOSAL

REQUEST Request to amend City Code Section 10-6-2: Definitions, to revise the definition for “Building Height”, Section 10-9A-10: Building Height in the Rural Residential Zone, and Section 10-9B-9: Building Height in R-1 Zones. The purpose for this proposed text amendment is to amend the definition for “Building Height” in Section 10-6-2, and to provide an effective date in Sections 10-9A-10 and 10-9B-9.

APPLICANT Pleasant Grove City

ZONE City Wide

STAFF RECOMMENDATION Approve the proposed amendment to the City Code.

Background and Analysis

Over the past year, as new houses have been constructed, several concerned neighbors to a few of these developments have reached out to Staff regarding the permitted building height of these houses. These citizens are primarily concerned with their protections to density, safety, light, and air, and feel that some of these new houses are too tall and too imposing on their property.

In several of these cases, there have been a few developments where the ground level has been raised for utilities and drainage, and then a residence has been placed on top of the raised ground. Because of this, the building appears to be much taller than what neighboring properties have expected to be permitted, even though the building height meets code standards.

Staff has researched different ways to measure building height in response to these concerns, and Staff is open to finding a middle ground that gives that extra security to existing homeowners while still letting new development build in a way that is fair.

The current definition for “building height” is simple to understand, is easy for staff to measure, and is easy for developers to provide. However, this definition does not always satisfy neighbor concerns about the height of a building feeling too tall.

The zoning ordinances have historically permitted homes to be built up to 35 feet tall, which from an outside perspective does not seem to create any substantial impacts to light, air, space, or feel of a neighborhood; including situations where a two-story home is adjacent to a Rambler.

For significantly taller residences, in July 2024, a new provision was approved by the City Council that permitted some houses to exceed 35 feet in height as long as increased setbacks have been provided. This way, new houses on larger properties could have more flexibility in their design, but in a manner where adjacent property owners do not feel as if their property is being overshadowed.

Then, on January 8, Staff brought this item to the Planning Commission for its initial public hearing, where it received a recommendation of approval to the City Council. While this item was scheduled to go to City Council, Staff had further discussions with a few concerned developers, who requested that the City to provide an effective date for the change to building height to take effect. The importance of providing an effective date is most easily seen when comparing the proposed ordinance against existing homes.

Adding an effective date to the Rural Residential and Single-Family Residential Zones would preserve the ability for many existing homes to remain in conformance with the zoning ordinances and retain the ability to modify the height of their homes based on the current definition for building height. Only new structures whose building permits have been submitted after the effective date would need to follow the new definition for building height.

Proposed Text

Section 10-6-2: Definitions

BUILDING HEIGHT: The vertical distance measured from the average elevation of the finished lot grade at **between the natural grade and proposed finished grade along** each face of the building; **to a horizontal line extending from** the highest point of the roof; provided, that those structures set forth in section 10-15-9 of this title shall be excluded from said measurement. The height of a stepped or terraced building is the maximum height of any segment of the building.

Section 10-9A-10: Building Height in the Rural Residential Zone:

- A.** No lot or parcel of land in the R-R zone shall have a main building or structure which exceeds a height of thirty five feet (35'). Chimneys, flagpoles or similar structures not used for human occupancy are excluded in determining height.
- B. Applicability:** **The definition of "Building Height" shall apply to all new developments within the Rural Residential Zone; however, building permits within an approved subdivision prior to April 14, 2026, retain the right to have their height measured from the average elevation of the finished lot grade at each face of the building to a**

horizontal line extending from the highest point of the roof; provided, that those structures set forth in Section 10-15-9 of this title shall be excluded from said measurement. In no case shall a new development exceed thirty-five feet (35') as measured from the finished grade.

Section 10-9B-9: Building Height in Single-Family Residential Zones:

- A. No lot or parcel of land in an R-1 zone shall have a main building or structure used for dwelling or public assembly which exceeds a maximum height of thirty five feet (35'). Chimneys, flagpoles, church towers and similar architectural structures not used for human occupancy are excluded in determining height.
- B. Main residential buildings located in a legally subdivided lot (lots that are part of a subdivision) with a minimum area of 2.5 acres may exceed the maximum height of thirty-five feet (35') to a limit of forty-five feet (45') if all the following conditions are met:
 - 1. For every foot of height exceeding thirty-five feet (35') up to a maximum of forty-five feet (45'), the rear setback shall be increased by five feet (5').
 - 2. For every foot of height exceeding thirty-five feet (35') up to a maximum of forty-five feet (45'), both side setbacks shall be increased by three feet (3').
 - 3. For every foot of height exceeding thirty-five feet (35') up to a maximum of forty-five feet (45'), the front setback shall be increased by five feet (5').
- C. Accessory structures, in the R-1 zones, shall not exceed the height of the dwelling or shall have a maximum height of twenty-five feet (25'), whichever is more restrictive. The height is to be based on the measurement of the average finished grade to the peak of the roof. The maximum height can only be allowed if the proper yard requirements, found in section 10-9B-7 of this article, have been met.
- D. **Applicability:** The definition of “Building Height” shall apply to all new developments within all Single-Family Residential Zones; building permits within an approved subdivision prior to April 14, 2026, retain the right to have their height measured from the average elevation of the finished lot grade at each face of the building to a horizontal line extending from the highest point of the roof; provided, that those structures set forth in Section 10-15-9 of this title shall be excluded from said measurement. In no case shall a new development exceed thirty-five feet (35') as measured from the finished grade.

Recommendation from Planning Commission

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on April 9, 2026.

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

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

RECOMMEND APPROVAL

MOTION: Commissioner Nelson moved that the Planning Commission forward a recommendation of APPROVAL to the City Council for a Code Text amendment to City Code Section 10-6-2: Definitions, to revise the definition for Building Height, and to Sections 10-9A-10 and 10-9B-9 to provide an effective date; and adopting the exhibits, conditions, and findings of the Staff Report.

Commissioner Shirley seconded the motion. The Commissioners unanimously voted "Yes". The motion carried.

Motion by: Commissioner Nelson

Seconded by: Commissioner Shirley

AYE VOTES: Chair Martineau, Commissioners Shirley, Trickler, Nelson

NAY VOTES:

Motion: Council Member _____

Second: Council Member _____

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

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

Dated this _____ day of _____, 2026.

Wendy Thorpe, CMC, City Recorder

RESOLUTION NO. 2026-017

A RESOLUTION OF THE GOVERNING BODY OF PLEASANT GROVE CITY AUTHORIZING THE MAYOR TO SIGN A DEVELOPMENT AGREEMENT WITH VALLEY GROVE IV, LLC (“DEVELOPERS”) REGARDING A FLEX SPACE DEVELOPMENT LOCATED AT APPROXIMATELY NORTH COUNTY BOULEVARD AND 1300 WEST, PLEASANT GROVE, UTAH PROVIDING FOR DEVELOPMENT OF A FLEX SPACE DEVELOPMENT, AND OTHER RELATED MATTERS.

WHEREAS, City is a municipality and political subdivision of the State of Utah classified as a third-class city under Utah Code Ann. § 10-2-301 and located within Utah County, State of Utah; and

WHEREAS, Developer is a Maryland limited liability company; and

WHEREAS, Developer is the owner of certain real property which consists of approximately 7.1 acres with 4 proposed lots located approximately along North County Blvd and 1300 West in Pleasant Grove, Utah County, Utah; and

WHEREAS, Developer intends to develop said acreage into Flex Uses on the proposed Lot 1 and retail and commercial uses on proposed Lots 2, 3, and 4; and

WHEREAS, Developer has submitted a zoning application requesting that Lot 1 (3.65 acres) be subject to the Grove Business Park Overlay zone; and

WHEREAS, this Agreement is entered into by City and Developer, to among other things, provide for enhanced landscaping and building design requirements for New Lots 1, 2, 3, and 4 if the zoning application is approved by City; and

WHEREAS, the City is legally authorized to enter into development agreements in appropriate circumstances in order to, among other things, promote orderly development of property within its boundaries, to implement the City’s General Plan, to promote and advance infill development; and

WHEREAS, City and Developer have reached mutual agreement as to the responsibilities and terms of said development agreement.

NOW THEREFORE, BE IT RESOLVED as follows:

The Mayor is authorized to enter into and sign a Development Agreement with Valley Grove IV, LLC, regarding the Valley Grove Phase 4 subdivision. Said Development Agreement is attached hereto and incorporated herein as Exhibit “A.”

Section 2.

The provisions of this Resolution shall take effect immediately.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF PLEASANT GROVE,
UTAH** this, 28th day of April, 2026

Eric Jensen, Mayor

ATTEST:

(SEAL)

Wendy Thorpe, City Recorder

Motion: Council Member _____

Second: Council Member _____

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

WHEN RECORDED, PLEASE RETURN TO:

Pleasant Grove City
70 South 100 East
Pleasant Grove, UT 84062
Attention: Wendy Thorpe, City Recorder

Space above for County Recorder's Use

Tax Parcel I.D. Nos – 40:609:0012; 49:967:0005

DEVELOPMENT AGREEMENT FOR VALLEY GROVE PROJECT PHASE 4

THIS DEVELOPMENT AGREEMENT FOR VALLEY GROVE PROJECT PHASE 4 (the "Agreement") is entered into this ____ day of _____, 2026 ("Effective Date") by and between the **CITY OF PLEASANT GROVE, UTAH**, a municipal corporation under the laws of the State of Utah (the "City"), and **VALLEY GROVE IV, LLC**, a Maryland limited liability company (the "Developer"). The City and Developer are referred to in this Agreement individually as a "Party" and collectively as the "Parties".

RECITALS:

- A. The City is a municipality and political subdivision of the State of Utah classified as a third-class city under Utah Code Ann. § 10-2-301 and located within Utah County, State of Utah.
- B. Developer is the owner of certain real property more particularly described in Exhibit A attached hereto (the "Developer Property"), which consists of approximately 7.1 acres currently being developed by Developer as part of a commercial multi-use, multi-development project commonly referred to as "Valley Grove."
- C. Developer intends to ultimately develop one lot with Flex Uses that are permitted in the subject zone ("New Lot 1") and three lots with Commercial Uses as described in Recital "E" ("New Lots 2, 3, and 4"). New Lot 1 and New Lots 2, 3, and 4 are sometimes collectively referred to herein as the "New Lots."
- D. Developer has filed zoning applications with the City to subject New Lot 1, consisting of 3.65 acres of the Developer Property (the "Grove Overlay Area") to the Grove Business Park Overlay Zone. A conceptual plat plan showing the approximate location and areas of the New Lots, including the Grove Overlay Area, is attached hereto as Exhibit B. The written legal description of the Grove Overlay Area (Lot 1) is described on Exhibit C.
- E. This Agreement is being entered into by the City and Developer to, among other things, (i) provide for enhanced landscaping and building design requirements for New Lot 1

within the Grove Overlay Area; (ii) require that New Lots 2, 3, and 4 of Developer's Property will have a minimum of 15,000 square feet of Retail Space Uses.

- F. The City is legally authorized to enter into development agreements in appropriate circumstances in order to, among other things, promote orderly development of property within its boundaries.
- G. The City acknowledges that Developer is relying on the legality and continuing validity of this Agreement, including, but not limited to, the uses and development rights as set forth in this Agreement in favor of Developer in connection with the use and development of the Developer Property.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

I. ENHANCED STANDARDS

1.1 Enhanced Landscaping Requirements. Developer shall construct enhanced landscaping elements on the Grove Overlay Area, which shall consist of the items listed on Exhibit D attached hereto.

1.2 Enhanced Building Design Standards. Developer shall comply with enhanced building design standards on the Grove Overlay Area, which shall consist of more extensive finishes, elevation changes on the façade, and other items similar to the design shown on Exhibit E attached hereto.

II. LOT USES

2.1 Uses Allowed on Lots 2 and 3. Only Retail Space Uses shall be allowed on Lots 2 and 3 of the Developer Property.

2.2 Developer shall provide a combined minimum of fifteen thousand square feet (15,000 s/f) of Retail Space Uses between Lots 2, 3, and 4. This Retail Space will not be included in calculations to meet the requirements of the previous Development Agreement for Valley Grove Project Phases 4 and 6.

2.3 Definitions. "Retail Space Uses" is defined as a sales tax generating use, meaning City is entitled to receive sales tax revenue from the use as defined in Section 3-3A-4 (A)(1) of the City Code of Pleasant Grove City. "Commercial Space Uses" includes all uses for business purposes, such as offices, hotels, retail, and other uses specifically allowed in the Commercial Sales Subdistrict of the Grove Zone. Flex Uses include those uses allowed by the Grove Business Park Overlay.

III. MULTIFAMILY UNITS

3.1 Developer acknowledges and agrees that by requesting this change in land use for the subject parcels, the right to develop not more than 1155 units of luxury apartments as set forth in the Development Agreement for Valley Grove Project Phases 4 and 6 is reduced to 1,040 units. The remaining developable area for Valley Grove Project Phases 4 and 6 is 40 acres. Pursuant to City Code Section 10-14-28-3, which establishes a maximum residential density of twenty-six (26) unites per net acre (after land dedications), and therefore, the revised maximum allowable density is 1,040 luxury residential apartment units. i

IV. TRANSFERABILITY AND ASSIGNMENT

4.1 Binding Effect; Agreement Runs with the Land. This Agreement shall be recorded against the Developer Property in the Official Records (as defined below) and is intended to and shall be deemed to run with the land and shall be binding upon all successors and assigns of Developer and the City during the Term. The rights and benefits of this Agreement shall inure to one or more of Developer's successors or assigns. Upon any transfer or assignment by Developer of all or any portion of the Developer Property or all or any portions of Developer's rights, benefits, and interests under this Agreement to a new entity or to any third-parties, the applicable provisions and conditions of this Agreement expressly transferred or assigned to such entities or third-parties shall be binding upon and applicable to such new entities, third-parties, and/or transferred portions of the Developer Property and, concurrently with any such transfer or assignment, Developer will be released from any assumed obligations, liabilities, claims, or causes of action arising under this Agreement. Subject to the foregoing, this Agreement is not intended to benefit or provide any right to any other person or entity other than Developer and the City, and their successors and assigns, and shall not create any rights, benefits, claims, or causes of action in or for the owner of any adjoining properties or other parties. The rights and obligations of the City under this Agreement may not be transferred or assigned, except to a successor governmental entity that has jurisdiction over the Developer Property.

4.2 Assignment. Developer shall have the right to transfer and assign any and all rights, benefits, interests, obligations, liabilities, claims, or causes of action held by Developer under this Agreement to any new entities or affiliates (including, but not limited to, any newly formed entities or affiliates owned or managed by St. John Properties, Inc. or its assigns) or any third-parties and determine as a part of such transfer and assignment what rights, benefits, interests, obligations, liabilities, claims, or causes of action will apply to (or remain with) or be assumed by those applicable portions of the Developer Property.

4.3 Permitted Transfers and Encumbrances. Developer shall have the right and be permitted to sell and transfer all or any portions of the Developer Property (including, each of the development "lots" within the Developer Property), without the prior consent or agreement from the City. In addition, Developer shall have the right and be permitted to pledge or encumber all or any portions of the Developer Property or a portion of its rights, benefits, and interests under this Agreement to a lending or investment entity (including, a Qualified Mortgagee (as defined below)) without the prior consent or agreement from the City, and such pledge or encumbrance shall not be considered a transfer or assignment.

V. MISCELLANEOUS PROVISIONS

5.1 Term of Agreement. The term of this Agreement shall be for a period of fifteen (15) years following the date of its adoption by the City Council or the entire build-out and final completion of Developer Property, whichever is earlier (the "Term"), unless this Agreement is earlier terminated or the Term is modified by written amendment to this Agreement.

5.2 Binding Effect. This Agreement shall be binding upon, and inure to the benefit of, the City and Developer's successors and assigns. The rights and obligations of the City under this Agreement may not be transferred or assigned, except to a successor governmental entity that has jurisdiction over the Developer Property.

5.3 Further Assurances. Each Party agrees to execute and deliver all documents, provide all information, and take all further acts reasonably necessary in order to carry out more effectively the intent and purposes of the Agreement and the actions contemplated hereby.

5.4 Relationship of Parties and No Third-Party Rights. This Agreement does not create any joint venture, partnership, undertaking, or business arrangement between the Developer and the City, nor, unless otherwise stated, create any rights or benefits in favor of any third parties.

5.5 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

5.6 Merger. This Agreement, together with all Exhibits and attachments hereto which are hereby incorporated herein by reference, constitutes the entire Agreement between the City and Developer and supersedes any prior understandings, agreements, or representations verbal or written. Except as expressly provided in this Agreement, this Agreement shall not be amended except in a written form signed and executed by an authorized signatory of Developer and by the Mayor of the City after approval by the City Council.

5.7 Severability. If any part or provision of this Agreement shall be adjudged unconstitutional, invalid or unenforceable by a court of competent jurisdiction such determination shall not affect any other part or provision of this Agreement except that part or provision so adjudged to be unconstitutional, invalid or unenforceable. If any condition, covenant, or other provision of this Agreement shall be deemed invalid, due to its scope or breadth such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

5.8 Default. Neither Developer nor the City shall be in default under this Agreement, unless such Party fails to perform an obligation required under this Agreement within thirty (30) days after written notice is given to the defaulting Party by the other Party, setting forth in sufficient detail the respects in which the defaulting Party has failed to perform an obligation required under this Agreement. If the nature of the defaulting Party's obligation is such that more than thirty (30) days are reasonably required for performance or cure, the defaulting party shall not be in default under this Agreement if such party commences performance within such thirty (30) day period (or, if such commencement is impossible due to Events of Force Majeure (as defined in the following sentence), commences performance when the Events of Force Majeure cease) and after such commencement diligently prosecutes the same to completion. "Events of Force Majeure" means any causes or events identified in Section 5.9 below. In the

event of a default or breach of this Agreement, the non-defaulting Party may bring any legal action to enforce (including for a remedy of specific performance) this Agreement or for damages on account of any default or breach of a liability, obligation, or covenant contained in this Agreement.

5.9 Force Majeure. Neither Party shall be liable for any delays or failure in the keeping or performance of its liabilities, obligations, or covenants under this Agreement during the time and to the extent that any such delays or failure is due to causes or events beyond the control and without the fault or negligence of the Party affected, which shall include, without limitation, causes or events such as any acts of God, acts of civil or military authority, fire, explosion, epidemics, pandemics, contagions, diseases, or viruses (including, by way of example, Covid-19 events), floods, earthquakes, unusually adverse weather conditions, riots, wars, terrorism, sabotage, actions or restrictions of governmental authorities, governmental regulation of the sale, production, or use of materials or supplies or the transportation thereof, government shutdowns or postponements of meetings, or other similar or dissimilar causes or events not within such Party's reasonable control (each, considered acceptable "Events of Force Majeure"), but not including generalized economic conditions, recession, or depression. Upon the occurrence of any such Events of Force Majeure, the Party affected shall promptly give written notice to the other Party and shall promptly resume the keeping and performance of the affected liabilities, obligations, or covenants under this Agreement after any such Events of Force Majeure have come to an end. The notice of any Events of Force Majeure will set forth in reasonable detail the nature and circumstances of the Events of Force Majeure, the expected effect and delays of the Events of Force Majeure on the Party's performance under this Agreement, and the expected date (based on the best information available) the Party will be able to resume performance. As of the date of the Events of Force Majeure, the Party asserting force majeure is excused from performing any liability, obligation, or covenant that the Party is unable to perform under this Agreement due to the Events of Force Majeure for as long as the Events of Force Majeure continue, and such Party is relieved of liability for its failure to perform the excused liabilities, obligations, or covenants during the force majeure period. The Party asserting an inability to perform shall use commercially reasonable efforts to correct such inability and to resume promptly its performance as required under this Agreement. During the existence of any such Events of Force Majeure, each Party shall bear its own costs resulting therefrom.

5.10 Attorneys' Fees. If either the City or Developer brings any legal action to enforce or interpret this Agreement (or any of the documents contemplated or provided for in this Agreement), for damages on account of any default or breach of a liability, obligation, or covenant contained in this Agreement, or with respect to any other issue related to this Agreement, the prevailing Party shall be entitled to recover from the other Party the prevailing Party's reasonable attorneys' fees and costs incurred in any such action or in any appeal from such action, in addition to any other relief, remedies, and damages to which the prevailing Party is entitled.

5.11 Notices. Any notices, requests, or demands required or desired to be given by the City or Developer under this Agreement to the other shall be given in writing by personal service, express mail, or any other similar form of courier or delivery service that keeps receipts of deliveries, or mailing in the United States mail, postage prepaid, certified, return receipt requested and addressed to the Parties at the following addresses:

If to the City:

Pleasant Grove City
Attn: Scott Darrington
City Administrator
70 South 100 East
Pleasant Grove, Utah 84062
Email: sdarrington@pgcity.org

With a required copy to:

Pleasant Grove City
Attn: Christine M. Petersen
City Attorney
70 South 100 East
Pleasant Grove, Utah 84062
Email: cpetersen@pgcity.org

If to Developer:

Valley Grove IV, LLC
Attn: Larry Maykrantz
President
2560 Lord Baltimore Drive
Baltimore, Maryland 21244
E-Mail: lmaykrantz@sjpi.com

With a required copy to:

St. John Properties
Attn: Daniel Thomas
Regional Partner
1064 S. North County Boulevard, Suite 190
Pleasant Grove, Utah 84062
Email: dthomas@sjpi.com

Such notices, requests, or demands may also be given by e-mail transmission, provided any such communication is concurrently given by one of the above methods. Such notices, requests, or demands shall be deemed effective upon receipt. Either the City or Developer may change the addresses or notice parties at which such Party desires to receive notices, requests, or demands under this Agreement on written notice of such change to the other Party. Any such notice shall be deemed to have been given, and shall be effective, on delivery to the notice address then applicable for the Party to which the notice is directed; provided, however, that refusal to accept delivery of any notice, request, or demand or the inability to deliver any notices, requests, or demands because of an address change which was not properly communicated shall not defeat or delay the giving of such notices, requests, or demands.

5.12 Counterparts. This Agreement may be executed in any number of duplicate originals or counterparts, each of which when so executed shall constitute in the aggregate but one and the same document.

5.13 Titles and Headings. Titles and headings of sections or paragraphs of this Agreement are for convenience of reference only and shall not affect the construction of any provision of this Agreement.

5.14 Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision regardless of any similarity that may exist between such provisions nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding on Developer or the City, unless executed in writing by the waiving party.

5.15 Reasonableness. Except as otherwise stated to the contrary in this Agreement, when the consent, approval, or agreement of Developer and/or the City is required or contemplated under this Agreement, such consent, approval, or agreement shall not be unreasonably withheld, conditioned, or delayed; provided, this Section 4.15 shall not bind the City with respect to its legislative actions.

5.16 Non-Liability of City Officials, Employees, Members, or Managers. No officer, representative, agent, or employee of the City shall be personally liable to Developer or any of its successors or assigns in the event of any default or breach by the City or for any amount which may become due to Developer or its successors or assigns for any obligation arising out of the terms of this Agreement. Similarly, no officer, member, manager, or representative, agent, or employee of Developer shall be personally liable to the City or any of its successors or assigns in the event of any default or breach by the Developer or for any amount which may become due to the City or its successors or assigns for any obligation arising out of the terms of this Agreement.

5.17 Conveyances and Dedications. Any transfer of property to the City and acceptance of such property by the City, as contemplated in this Agreement being offered for dedication by Developer pursuant to the Plat as roadway dedications for public use), shall be made by way of an owners dedication on a subdivision plat and will be made without warranty or covenants of title of any kind and will be subject to all current taxes and assessments and all existing rights-of-way, easements, covenants, restrictions, reservations, and other matters of record. General real property taxes for property transferred or dedicated to the City shall be prorated as of the date of recording of the subdivision plat.

5.18 Incorporation of Recitals. The foregoing recitals are true and correct and hereby incorporated by reference as part of this Agreement.

5.19 Definitions. When used in this Agreement, each capitalized term shall have the meaning as set forth in the Valley Grove Overlay Zone, the City's Development Code, or as otherwise defined in this Agreement, unless such meaning is clearly precluded by the context in which the term is used.

[Intentionally Blank – Signature Page and Acknowledgements to Follow]

CITY'S SIGNATURE AND ACKNOWLEDGEMENT PAGE

IN WITNESS WHEREOF, the City has executed this Agreement as of the Effective Date.

CITY:

CITY OF PLEASANT GROVE, UTAH,
a municipal corporation under the laws of the State of
Utah

By: _____
Print Name: _____
Title: _____

Attested by: City Recorder

City Attorney
Approved as to Form

ACKNOWLEDGMENT OF CITY

STATE OF UTAH)
):ss.
COUNTY OF UTAH)

The foregoing Development Agreement was acknowledged before me this ____ day of _____, 2026, by _____, the _____ of the City of Pleasant Grove, Utah, a municipal corporation under the laws of the State of Utah.

NOTARY PUBLIC

Residing at: _____

My Commission Expires: _____

DEVELOPER'S SIGNATURE AND ACKNOWLEDGEMENT PAGE

IN WITNESS WHEREOF, the Developer has executed this Agreement as of the Effective Date.

DEVELOPER:

VALLEY GROVE IV, LLC,
a Maryland limited liability company

By: ST. JOHN PROJECTS, LLC
a Delaware limited liability company

Its: Manager

By: EDWARD ST. JOHN, LLC
a Delaware limited liability company

Its: General Manager

By: Edward A. St. John
General Manager

STATE OF MARYLAND)
):ss
COUNTY OF BALTIMORE)

I HEREBY CERTIFY, that on this ____ day of _____, 2026, before me, the undersigned Notary Public of said State, personally appeared Edward A. St. John, who acknowledged himself to be the general manager of Edward St. John, LLC, which entity is the general manager of St. John Projects, LLC, which entity is the manager of Valley Grove IV, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

WITNESS my hand and Notarial Seal.

NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT A

TO

DEVELOPMENT AGREEMENT FOR VALLEY GROVE PHASE 4

LEGAL DESCRIPTION OF DEVELOPER PROPERTY

The real property referenced in the foregoing Agreement as the “Developer Property” is located in the County of Utah, State of Utah, and is more particularly described as follows:

Lot 12, The Grove Subdivision Plat C, according to the official plat thereof as recorded in the office of the Utah County Recorder on July 26, 2023, as Entry No. 48485:2023.

And,

Lot 5, Pen & Ink Subdivision – Plat B, according to the official plat thereof as recorded in the office of the Utah County Recorder on September 20, 2021, as Entry No. 162391:2021.

EXHIBIT B

TO

DEVELOPMENT AGREEMENT FOR VALLEY GROVE PHASE 4

CONCEPTUAL PLAT PLAN FOR NEW LOTS

(Attached)

EXHIBIT C

TO

DEVELOPMENT AGREEMENT FOR VALLEY GROVE PHASE 4

GROVE OVERLAY AREA LEGAL DESCRIPTION

A parcel of land being a portion of Lot 12 of The Grove Subdivision Plat C, recorded July 26, 2023 as Entry No. 48485:2023 and a portion of Lot 5 of Pen & Ink Subdivision Plat B, recorded September 20, 2021 as Entry No. 162391:2021. Said parcel of land being situate in the Southeast Quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian. Said parcel of land being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Mountain View Lane, said point South 89°37'36" West 2011.19 feet and South 810.17 feet from the East Quarter Corner of Section 30 Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running

thence along said right-of-way line the following five (5) courses:

- (1) North 40°32'07" East 46.42 feet;
- (2) North 49°27'52" West 6.00 feet;
- (3) North 40°32'08" East 124.79 feet;
- (4) Northeasterly 143.05 feet along the arc of a 215.00 feet radius curve to the right (center bears South 49°27'52" East and the chord bears North 59°35'49" East 140.43 feet with a central angle of 38°07'22");
- (5) Southeasterly 44.37 feet along the arc of a 25.00 feet radius curve to the right (center bears South 11°20'30" East and the chord bears South 50°29'53" East 38.77 feet with a central angle of 101°41'15") to the southwesterly right-of-way line of 1300 West Street;

thence along said right-of-way line the following three (3) courses:

- (1) South 00°20'45" West 13.36 feet;
 - (2) Southerly 225.82 feet along the arc of a 385.00 feet radius curve to the left (center bears South 89°39'15" East and the chord bears South 16°27'27" East 222.60 feet with a central angle of 33°36'24");
 - (3) South 33°15'39" East 294.06 feet;
- thence South 89°32'23" West 139.53 feet;

thence Southwesterly 35.28 feet along the arc of a 29.50 feet radius curve to the left (center bears South 00°27'37" East and the chord bears South 55°16'45" West 33.21 feet with a central angle of 68°31'17");

thence Southwesterly 7.62 feet along the arc of a 20.50 feet radius curve to the right (center bears North 68°58'54" West and the chord bears South 31°40'12" West 7.58 feet with a central angle of 21°18'12");

thence South 00°27'37" East 13.22 feet;

thence South 89°32'02" West 288.79 feet;

thence North 00°26'01" West 189.18 feet;

thence South 89°33'59" West 20.00 feet;

thence North 00°26'01" West 145.33 feet to the point of beginning.

Area contains 158,854 square feet or 3.647 acres.

EXHIBIT D

TO

DEVELOPMENT AGREEMENT FOR VALLEY GROVE PHASE 4

ENHANCED LANDSCAPING REQUIREMENTS IN GROVE OVERLAY AREA

(See Attached Concept)

EXHIBIT E

TO

DEVELOPMENT AGREEMENT FOR VALLEY GROVE PHASE 4

ENHANCED BUILDING DESIGN STANDARDS IN GROVE OVERLAY AREA

(See Attached Concept)

WHEN RECORDED, PLEASE RETURN TO:

Pleasant Grove City
70 South 100 East
Pleasant Grove, UT 84062
Attention: Wendy Thorpe, City Recorder

Space above for County Recorder's Use

Tax Parcel I.D. Nos – 40:609:0012; 49:967:0005

DEVELOPMENT AGREEMENT FOR VALLEY GROVE PROJECT PHASE 4

THIS DEVELOPMENT AGREEMENT FOR VALLEY GROVE PROJECT PHASE 4 (the "Agreement") is entered into this ____ day of _____, 2026 ("Effective Date") by and between the **CITY OF PLEASANT GROVE, UTAH**, a municipal corporation under the laws of the State of Utah (the "City"), and **VALLEY GROVE IV, LLC**, a Maryland limited liability company (the "Developer"). The City and Developer are referred to in this Agreement individually as a "Party" and collectively as the "Parties".

RECITALS:

- A. The City is a municipality and political subdivision of the State of Utah classified as a third-class city under Utah Code Ann. § 10-2-301 and located within Utah County, State of Utah.
- B. Developer is the owner of certain real property more particularly described in Exhibit A attached hereto (the "Developer Property"), which consists of approximately 7.1 acres currently being developed by Developer as part of a commercial multi-use, multi-development project commonly referred to as "Valley Grove."
- C. Developer intends to ultimately develop one lot with Flex Uses that are permitted in the subject zone ("New Lot 1") and three lots with Commercial Uses as described in Recital "E" ("New Lots 2, 3, and 4"). New Lot 1 and New Lots 2, 3, and 4 are sometimes collectively referred to herein as the "New Lots."
- D. Developer has filed zoning applications with the City to subject New Lot 1, consisting of 3.65 acres of the Developer Property (the "Grove Overlay Area") to the Grove Business Park Overlay Zone. A conceptual plat plan showing the approximate location and areas of the New Lots, including the Grove Overlay Area, is attached hereto as Exhibit B. The written legal description of the Grove Overlay Area (Lot 1) is described on Exhibit C.
- E. This Agreement is being entered into by the City and Developer to, among other things, (i) provide for enhanced landscaping and building design requirements for New Lot 1

within the Grove Overlay Area; (ii) require that New Lots 2, 3, and 4 of Developer's Property will have a minimum of 15,000 square feet of Retail Space Uses.

- F. The City is legally authorized to enter into development agreements in appropriate circumstances in order to, among other things, promote orderly development of property within its boundaries.
- G. The City acknowledges that Developer is relying on the legality and continuing validity of this Agreement, including, but not limited to, the uses and development rights as set forth in this Agreement in favor of Developer in connection with the use and development of the Developer Property.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

I. ENHANCED STANDARDS

1.1 Enhanced Landscaping Requirements. Developer shall construct enhanced landscaping elements on the Grove Overlay Area, which shall consist of the items listed on Exhibit D attached hereto.

1.2 Enhanced Building Design Standards. Developer shall comply with enhanced building design standards on the Grove Overlay Area, which shall consist of more extensive finishes, elevation changes on the façade, and other items similar to the design shown on Exhibit E attached hereto.

II. LOT USES

2.1 Uses Allowed on Lots 2 and 3. Only Retail Space Uses shall be allowed on Lots 2 and 3 of the Developer Property.

2.2 Developer shall provide a combined minimum of fifteen thousand square feet (15,000 s/f) of Retail Space Uses between Lots 2, 3, and 4. This Retail Space will not be included in calculations to meet the requirements of the previous Development Agreement for Valley Grove Project Phases 4 and 6.

2.3 Definitions. "Retail Space Uses" is defined as a sales tax generating use, meaning City is entitled to receive sales tax revenue from the use as defined in Section 3-3A-4 (A)(1) of the City Code of Pleasant Grove City. "Commercial Space Uses" includes all uses for business purposes, such as offices, hotels, retail, and other uses specifically allowed in the Commercial Sales Subdistrict of the Grove Zone. Flex Uses include those uses allowed by the Grove Business Park Overlay.

III. MULTIFAMILY UNITS

3.1 Developer acknowledges and agrees that by requesting this change in land use for the subject parcels, the right to develop not more than 1155 units of luxury apartments as set forth in the Development Agreement for Valley Grove Project Phases 4 and 6 is reduced to 1,040 units. The remaining developable area for Valley Grove Project Phases 4 and 6 is 40 acres. Pursuant to City Code Section 10-14-28-3, which establishes a maximum residential density of twenty-six (26) units per net acre (after land dedications), and therefore, the revised maximum allowable density is 1,040 luxury residential apartment units. i

IV. TRANSFERABILITY AND ASSIGNMENT

4.1 Binding Effect; Agreement Runs with the Land. This Agreement shall be recorded against the Developer Property in the Official Records (as defined below) and is intended to and shall be deemed to run with the land and shall be binding upon all successors and assigns of Developer and the City during the Term. The rights and benefits of this Agreement shall inure to one or more of Developer's successors or assigns. Upon any transfer or assignment by Developer of all or any portion of the Developer Property or all or any portions of Developer's rights, benefits, and interests under this Agreement to a new entity or to any third-parties, the applicable provisions and conditions of this Agreement expressly transferred or assigned to such entities or third-parties shall be binding upon and applicable to such new entities, third-parties, and/or transferred portions of the Developer Property and, concurrently with any such transfer or assignment, Developer will be released from any assumed obligations, liabilities, claims, or causes of action arising under this Agreement. Subject to the foregoing, this Agreement is not intended to benefit or provide any right to any other person or entity other than Developer and the City, and their successors and assigns, and shall not create any rights, benefits, claims, or causes of action in or for the owner of any adjoining properties or other parties. The rights and obligations of the City under this Agreement may not be transferred or assigned, except to a successor governmental entity that has jurisdiction over the Developer Property.

4.2 Assignment. Developer shall have the right to transfer and assign any and all rights, benefits, interests, obligations, liabilities, claims, or causes of action held by Developer under this Agreement to any new entities or affiliates (including, but not limited to, any newly formed entities or affiliates owned or managed by St. John Properties, Inc. or its assigns) or any third-parties and determine as a part of such transfer and assignment what rights, benefits, interests, obligations, liabilities, claims, or causes of action will apply to (or remain with) or be assumed by those applicable portions of the Developer Property.

4.3 Permitted Transfers and Encumbrances. Developer shall have the right and be permitted to sell and transfer all or any portions of the Developer Property (including, each of the development "lots" within the Developer Property), without the prior consent or agreement from the City. In addition, Developer shall have the right and be permitted to pledge or encumber all or any portions of the Developer Property or a portion of its rights, benefits, and interests under this Agreement to a lending or investment entity (including, a Qualified Mortgagee (as defined below)) without the prior consent or agreement from the City, and such pledge or encumbrance shall not be considered a transfer or assignment.

V. MISCELLANEOUS PROVISIONS

5.1 Term of Agreement. The term of this Agreement shall be for a period of fifteen (15) years following the date of its adoption by the City Council or the entire build-out and final completion of Developer Property, whichever is earlier (the "Term"), unless this Agreement is earlier terminated or the Term is modified by written amendment to this Agreement.

5.2 Binding Effect. This Agreement shall be binding upon, and inure to the benefit of, the City and Developer's successors and assigns. The rights and obligations of the City under this Agreement may not be transferred or assigned, except to a successor governmental entity that has jurisdiction over the Developer Property.

5.3 Further Assurances. Each Party agrees to execute and deliver all documents, provide all information, and take all further acts reasonably necessary in order to carry out more effectively the intent and purposes of the Agreement and the actions contemplated hereby.

5.4 Relationship of Parties and No Third-Party Rights. This Agreement does not create any joint venture, partnership, undertaking, or business arrangement between the Developer and the City, nor, unless otherwise stated, create any rights or benefits in favor of any third parties.

5.5 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

5.6 Merger. This Agreement, together with all Exhibits and attachments hereto which are hereby incorporated herein by reference, constitutes the entire Agreement between the City and Developer and supersedes any prior understandings, agreements, or representations verbal or written. Except as expressly provided in this Agreement, this Agreement shall not be amended except in a written form signed and executed by an authorized signatory of Developer and by the Mayor of the City after approval by the City Council.

5.7 Severability. If any part or provision of this Agreement shall be adjudged unconstitutional, invalid or unenforceable by a court of competent jurisdiction such determination shall not affect any other part or provision of this Agreement except that part or provision so adjudged to be unconstitutional, invalid or unenforceable. If any condition, covenant, or other provision of this Agreement shall be deemed invalid, due to its scope or breadth such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

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event of a default or breach of this Agreement, the non-defaulting Party may bring any legal action to enforce (including for a remedy of specific performance) this Agreement or for damages on account of any default or breach of a liability, obligation, or covenant contained in this Agreement.

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If to the City:

Pleasant Grove City
Attn: Scott Darrington
City Administrator
70 South 100 East
Pleasant Grove, Utah 84062
Email: sdarrington@pgcity.org

With a required copy to:

Pleasant Grove City
Attn: Christine M. Petersen
City Attorney
70 South 100 East
Pleasant Grove, Utah 84062
Email: cpetersen@pgcity.org

If to Developer:

Valley Grove IV, LLC
Attn: Larry Maykrantz
President
2560 Lord Baltimore Drive
Baltimore, Maryland 21244
E-Mail: lmaykrantz@sjpi.com

With a required copy to:

St. John Properties
Attn: Daniel Thomas
Regional Partner
1064 S. North County Boulevard, Suite 190
Pleasant Grove, Utah 84062
Email: dthomas@sjpi.com

Such notices, requests, or demands may also be given by e-mail transmission, provided any such communication is concurrently given by one of the above methods. Such notices, requests, or demands shall be deemed effective upon receipt. Either the City or Developer may change the addresses or notice parties at which such Party desires to receive notices, requests, or demands under this Agreement on written notice of such change to the other Party. Any such notice shall be deemed to have been given, and shall be effective, on delivery to the notice address then applicable for the Party to which the notice is directed; provided, however, that refusal to accept delivery of any notice, request, or demand or the inability to deliver any notices, requests, or demands because of an address change which was not properly communicated shall not defeat or delay the giving of such notices, requests, or demands.

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5.15 Reasonableness. Except as otherwise stated to the contrary in this Agreement, when the consent, approval, or agreement of Developer and/or the City is required or contemplated under this Agreement, such consent, approval, or agreement shall not be unreasonably withheld, conditioned, or delayed; provided, this Section 4.15 shall not bind the City with respect to its legislative actions.

5.16 Non-Liability of City Officials, Employees, Members, or Managers. No officer, representative, agent, or employee of the City shall be personally liable to Developer or any of its successors or assigns in the event of any default or breach by the City or for any amount which may become due to Developer or its successors or assigns for any obligation arising out of the terms of this Agreement. Similarly, no officer, member, manager, or representative, agent, or employee of Developer shall be personally liable to the City or any of its successors or assigns in the event of any default or breach by the Developer or for any amount which may become due to the City or its successors or assigns for any obligation arising out of the terms of this Agreement.

5.17 Conveyances and Dedications. Any transfer of property to the City and acceptance of such property by the City, as contemplated in this Agreement being offered for dedication by Developer pursuant to the Plat as roadway dedications for public use), shall be made by way of an owners dedication on a subdivision plat and will be made without warranty or covenants of title of any kind and will be subject to all current taxes and assessments and all existing rights-of-way, easements, covenants, restrictions, reservations, and other matters of record. General real property taxes for property transferred or dedicated to the City shall be prorated as of the date of recording of the subdivision plat.

5.18 Incorporation of Recitals. The foregoing recitals are true and correct and hereby incorporated by reference as part of this Agreement.

5.19 Definitions. When used in this Agreement, each capitalized term shall have the meaning as set forth in the Valley Grove Overlay Zone, the City's Development Code, or as otherwise defined in this Agreement, unless such meaning is clearly precluded by the context in which the term is used.

[Intentionally Blank – Signature Page and Acknowledgements to Follow]

CITY'S SIGNATURE AND ACKNOWLEDGEMENT PAGE

IN WITNESS WHEREOF, the City has executed this Agreement as of the Effective Date.

CITY:

CITY OF PLEASANT GROVE, UTAH,
a municipal corporation under the laws of the State of
Utah

By: _____
Print Name: _____
Title: _____

Attested by: City Recorder

City Attorney
Approved as to Form

ACKNOWLEDGMENT OF CITY

STATE OF UTAH)
):ss.
COUNTY OF UTAH)

The foregoing Development Agreement was acknowledged before me this ____ day of _____, 2026, by _____, the _____ of the City of Pleasant Grove, Utah, a municipal corporation under the laws of the State of Utah.

NOTARY PUBLIC

Residing at: _____

My Commission Expires: _____

DEVELOPER'S SIGNATURE AND ACKNOWLEDGEMENT PAGE

IN WITNESS WHEREOF, the Developer has executed this Agreement as of the Effective Date.

DEVELOPER:

VALLEY GROVE IV, LLC,
a Maryland limited liability company

By: ST. JOHN PROJECTS, LLC
a Delaware limited liability company

Its: Manager

By: EDWARD ST. JOHN, LLC
a Delaware limited liability company

Its: General Manager

By: Edward A. St. John
General Manager

STATE OF MARYLAND)
):ss
COUNTY OF BALTIMORE)

I HEREBY CERTIFY, that on this ____ day of _____, 2026, before me, the undersigned Notary Public of said State, personally appeared Edward A. St. John, who acknowledged himself to be the general manager of Edward St. John, LLC, which entity is the general manager of St. John Projects, LLC, which entity is the manager of Valley Grove IV, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

WITNESS my hand and Notarial Seal.

NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT A

TO

DEVELOPMENT AGREEMENT FOR VALLEY GROVE PHASE 4

LEGAL DESCRIPTION OF DEVELOPER PROPERTY

The real property referenced in the foregoing Agreement as the “Developer Property” is located in the County of Utah, State of Utah, and is more particularly described as follows:

Lot 12, The Grove Subdivision Plat C, according to the official plat thereof as recorded in the office of the Utah County Recorder on July 26, 2023, as Entry No. 48485:2023.

And,

Lot 5, Pen & Ink Subdivision – Plat B, according to the official plat thereof as recorded in the office of the Utah County Recorder on September 20, 2021, as Entry No. 162391:2021.

EXHIBIT B

TO

DEVELOPMENT AGREEMENT FOR VALLEY GROVE PHASE 4

CONCEPTUAL PLAT PLAN FOR NEW LOTS

(Attached)

EXHIBIT B



EXHIBIT C

TO

DEVELOPMENT AGREEMENT FOR VALLEY GROVE PHASE 4

GROVE OVERLAY AREA LEGAL DESCRIPTION

A parcel of land being a portion of Lot 12 of The Grove Subdivision Plat C, recorded July 26, 2023 as Entry No. 48485:2023 and a portion of Lot 5 of Pen & Ink Subdivision Plat B, recorded September 20, 2021 as Entry No. 162391:2021. Said parcel of land being situate in the Southeast Quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian. Said parcel of land being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Mountain View Lane, said point South 89°37'36" West 2011.19 feet and South 810.17 feet from the East Quarter Corner of Section 30 Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running

thence along said right-of-way line the following five (5) courses:

- (1) North 40°32'07" East 46.42 feet;
- (2) North 49°27'52" West 6.00 feet;
- (3) North 40°32'08" East 124.79 feet;
- (4) Northeasterly 143.05 feet along the arc of a 215.00 feet radius curve to the right (center bears South 49°27'52" East and the chord bears North 59°35'49" East 140.43 feet with a central angle of 38°07'22");
- (5) Southeasterly 44.37 feet along the arc of a 25.00 feet radius curve to the right (center bears South 11°20'30" East and the chord bears South 50°29'53" East 38.77 feet with a central angle of 101°41'15") to the southwesterly right-of-way line of 1300 West Street;

thence along said right-of-way line the following three (3) courses:

- (1) South 00°20'45" West 13.36 feet;
 - (2) Southerly 225.82 feet along the arc of a 385.00 feet radius curve to the left (center bears South 89°39'15" East and the chord bears South 16°27'27" East 222.60 feet with a central angle of 33°36'24");
 - (3) South 33°15'39" East 294.06 feet;
- thence South 89°32'23" West 139.53 feet;
- thence Southwesterly 35.28 feet along the arc of a 29.50 feet radius curve to the left (center bears South 00°27'37" East and the chord bears South 55°16'45" West 33.21 feet with a central angle of 68°31'17");
- thence Southwesterly 7.62 feet along the arc of a 20.50 feet radius curve to the right (center bears North 68°58'54" West and the chord bears South 31°40'12" West 7.58 feet with a central angle of 21°18'12");
- thence South 00°27'37" East 13.22 feet;
- thence South 89°32'02" West 288.79 feet;
- thence North 00°26'01" West 189.18 feet;
- thence South 89°33'59" West 20.00 feet;
- thence North 00°26'01" West 145.33 feet to the point of beginning.

Area contains 158,854 square feet or 3.647 acres.

EXHIBIT D

TO

DEVELOPMENT AGREEMENT FOR VALLEY GROVE PHASE 4

ENHANCED LANDSCAPING REQUIREMENTS IN GROVE OVERLAY AREA

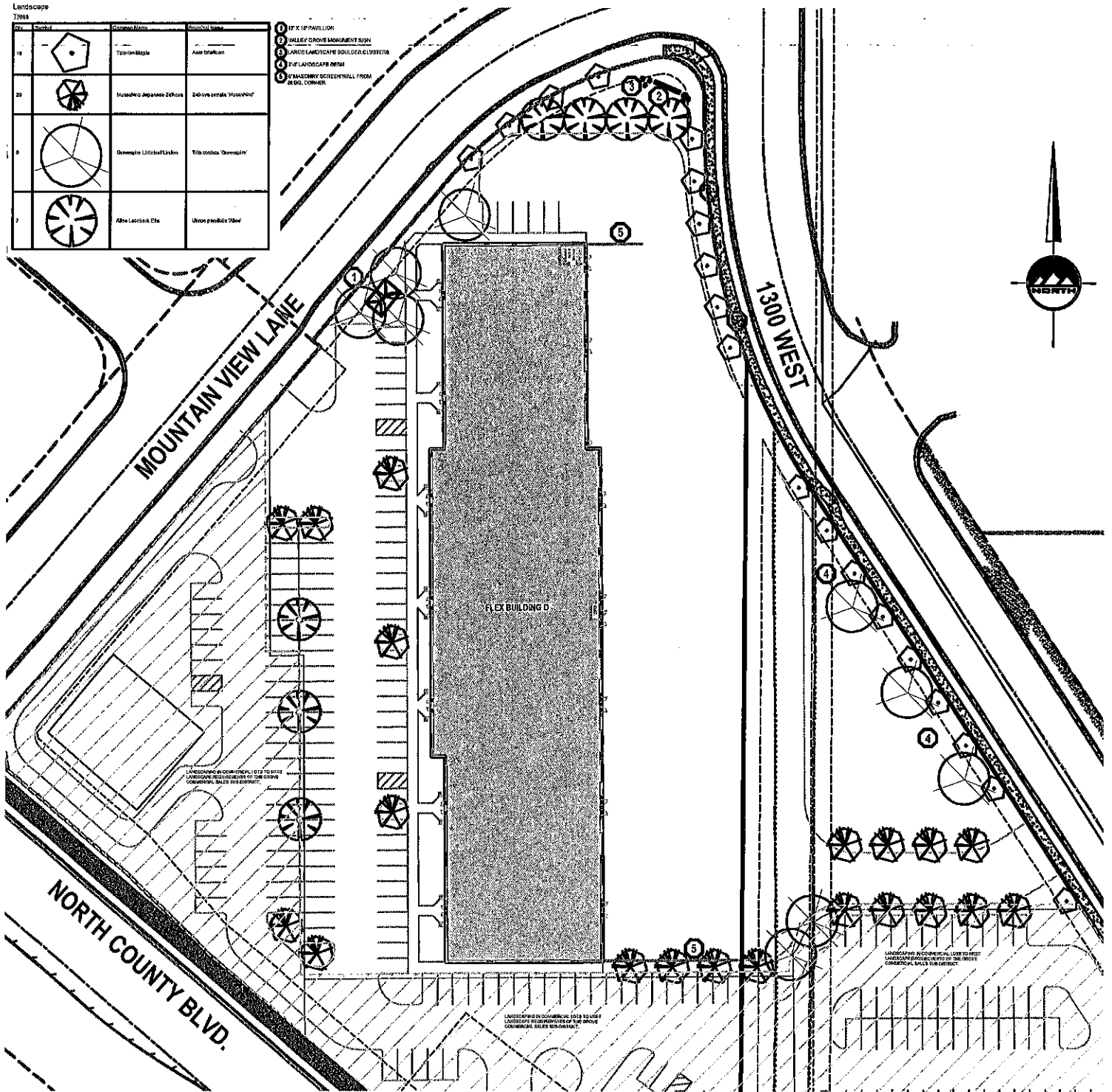
(See Attached Concept)

ENHANCED LANDSCAPING REQUIREMENTS - EXHIBIT D

Landscape
7994

Qty	Symbol	Common Name	Scientific Name
18		Tularia Maple	Aster triflorus
20		Fraxino-japonica Zelkova	Zelkova serrata 'Fraxinifolia'
9		Grevillea Littlefield Linden	Tilia cordata 'Grevillifolia'
7		Albice Laccobius Elm	Ulmus parviflora 'Alba'

- 1 12' X 18' PAVILLION
- 2 VALLEY GROVE MONUMENT SIGN
- 3 LARGE LANDSCAPE BOLLUS (12" DIAMETER)
- 4 2" X 18" LANDSCAPE BERM
- 5 MASONRY SCREEN WALL FROM 400' CORNER



ENHANCED LANDSCAPING REQUIREMENTS	CURRENT CITY CODE REQUIREMENTS
PLACE PERIMETER STREET TREES ALONG 1300 WEST WITH MAXIMUM OF 25' SPACING.	NO SPECIFIC SPACING IS REQUIRED ON PERIMETER STREET TREES BY THE CURRENT CODE.
50% OF TOTAL NUMBER OF TREES (INTERIOR AREA TREES AND PERIMETER STREET TREES) WILL BE A MINIMUM OF 3-INCH CALIPER.	ONLY PERIMETER STREET TREES ARE REQUIRED TO BE 3-INCH CALIPER BY THE CODE. THIS WILL ADD MORE 3-INCH CALIPER TREES TO THE INTERIOR AREA TREES ON THE SITE.
PLACE A LANDSCAPE BERM 2' TO 3' TALL ALONG 1300 WEST BEHIND THE SIDEWALK TO HELP LESSEN VISIBILITY INTO BACK TRUCK YARD.	BERMS ARE NOT REQUIRED BY CURRENT CODE.
PLACE A MINIMUM OF TEN 1' TO 2' DIAMETER LARGER LANDSCAPE ROCKS ON CORNER AROUND AND ADJACENT TO THE SIGN.	LARGER DIAMETER LANDSCAPE ROCKS ARE NOT REQUIRED BY CURRENT CODE.
INSTALL VALLEY GROVE MONUMENT SIGN (~40 SF SIGN AREA) ON SOUTH CORNER OF THE 1300 WEST AND MOUNTAIN VIEW LANE INTERSECTION. SIGN LOCATION TO BE 5' FROM PROPERTY LINE AND MEET AASHTO SITE DISTANCE REQUIREMENTS ON THE CORNER.	SIGN IS NOT REQUIRED IS NOT REQUIRED BY CURRENT CODE.
INSTALL A 12' X 18' PAVILLION/PERGOLA ALONG MOUNTAIN VIEW LANE.	PAVILLION/PERGOLA IS NOT REQUIRED BY CURRENT CODE.

EXHIBIT E

TO

DEVELOPMENT AGREEMENT FOR VALLEY GROVE PHASE 4

ENHANCED BUILDING DESIGN STANDARDS IN GROVE OVERLAY AREA

(See Attached Concept)

EXHIBIT E

ENSGN
THE STANDARD OF ENGINEERING

SANDY
45 W 1000 S, Suite 500
Sandy, UT 84072
Phone: (801) 250-0529

LARITON
Mohe, (801) 541-1100

TOOLE
Phone: (435) 462-3300

CEDAR CITY
Phone: (435) 865-1453

RICHFIELD
Phone: (435) 926-2883

WWW.ENSGN.COM

FOR THE
SANDY BRANCH
OF THE ARCHITECTS
H&A ARCHITECTS PLLC
BY EXHIBIT LETTER A100

VALLEY GROVE IV
FLEX BUILDING D
877 S MOUNTAIN VIEW LANE
PLEASANT GROVE, UTAH

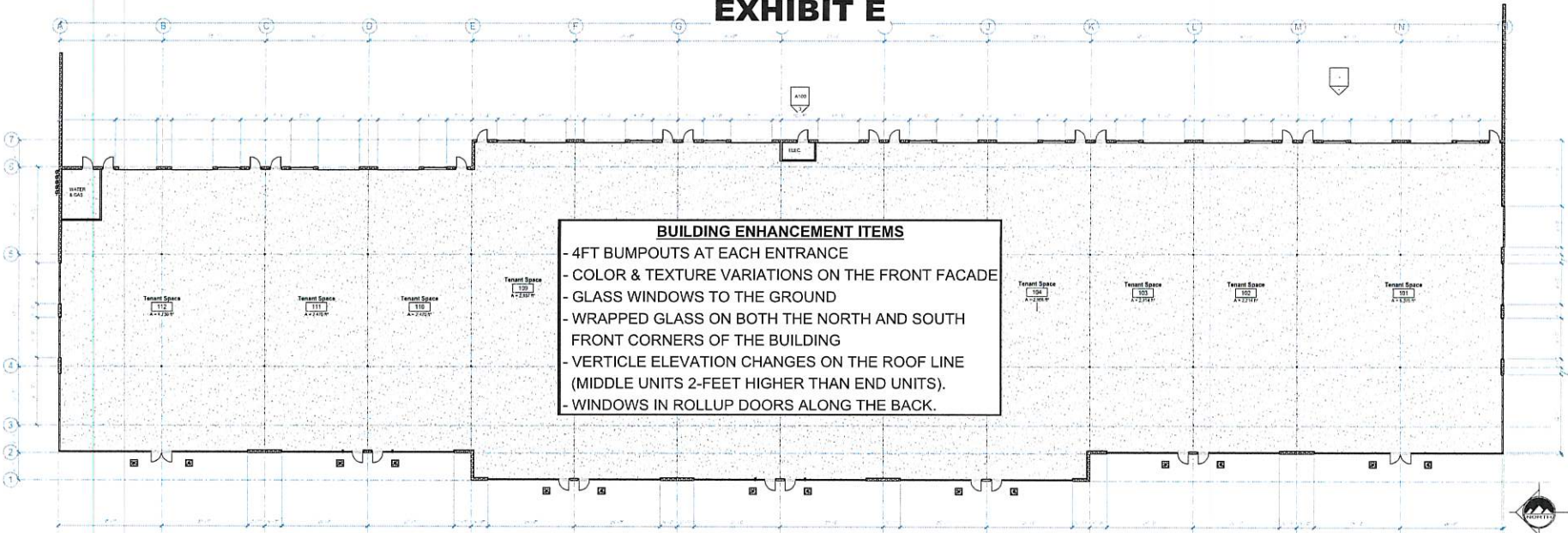
NOT FOR CONSTRUCTION

FLOOR PLAN

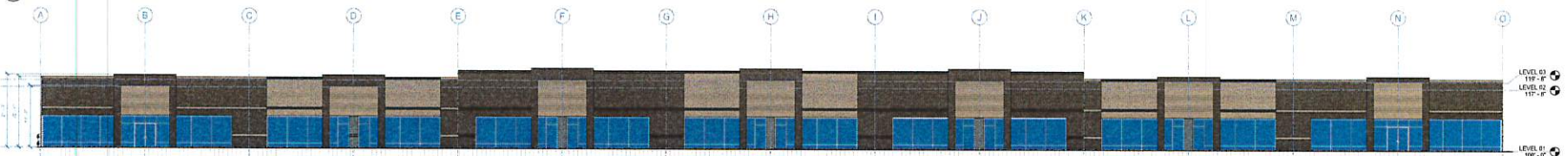
A100

BUILDING ENHANCEMENT ITEMS

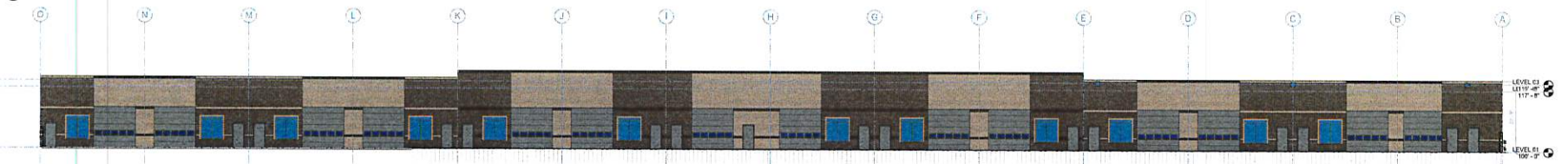
- 4FT BUMPOUTS AT EACH ENTRANCE
- COLOR & TEXTURE VARIATIONS ON THE FRONT FACADE
- GLASS WINDOWS TO THE GROUND
- WRAPPED GLASS ON BOTH THE NORTH AND SOUTH FRONT CORNERS OF THE BUILDING
- VERTICLE ELEVATION CHANGES ON THE ROOF LINE (MIDDLE UNITS 2-FEET HIGHER THAN END UNITS).
- WINDOWS IN ROLLUP DOORS ALONG THE BACK.



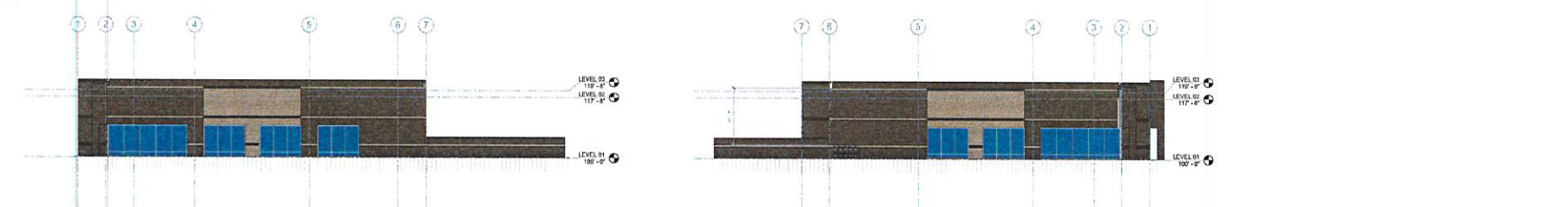
1 LEVEL 01 - FLOOR PLAN - 39,120 SF
SCALE: 3/8" = 1'-0"



2 WEST ELEVATION
SCALE: 3/8" = 1'-0"



3 EAST ELEVATION
SCALE: 3/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

5 NORTH ELEVATION
SCALE: 3/8" = 1'-0"



Local Authority Consent for a Retail Alcohol License

License Type: Restaurant - Full Service



The local business licensing authority gives written consent to the Alcoholic Beverage Services Commission to consider the issuance of an on-premise retail alcohol license for a person to store, sell, offer for sale, furnish, or allow the consumption of an alcohol product on the premises of the applicant under the following authorities:

Utah Code Sections 32B-1-202, 32B-5-201, 32B-5-203, 32B-5-205, and 32B-5-206.

Pleasant Grove City

hereby grants its consent for the issuance of a license to:

Business Name (DBA): LongHorn Steakouse #5734

Entity Name (or owner's name if sole proprietor): Rare Hospitality International, Inc.

Physical Location Street Address: 1008 S. North County Blvd

City: Pleasant Grove **Zip Code:** 84062

Authorized Licensing Authority Signature: _____

Printed Name: _____ **Title:** _____ **Date:** _____

This local consent document must be submitted to the DABS by the applicant as part of a complete application.

This is a suggested format. A local authority produced form is also acceptable.

RESOLUTION NO. 2026-20

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A REIMBURSEMENT AGREEMENT WITH CYPRUS FEDERAL CREDIT UNION FOR ROADWAY INFRASTRUCTURE IMPROVEMENTS IN THE AREA OF 545 SOUTH PLEASANT GROVE BLVD, PLEASANT GROVE, UTAH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, PLEASANT GROVE is a municipal corporation located in Utah County, Utah; and

WHEREAS, Cyprus Federal Credit Union (“CCU”), is the DEVELOPER of property located at 545 South Pleasant Grove Boulevard, in Pleasant Grove, Utah County, Utah also known as Lot 7, Dana Point Plat “D;” and

WHEREAS, there are certain roadway infrastructure improvements that would benefit the area in general, and

WHEREAS, the DEVELOPER has agreed to install certain roadway infrastructure improvements in conjunction with their development that benefit Pleasant Grove City’s overall street system; and

WHEREAS, said improvements would not normally be the responsibility of DEVELOPER; and

WHEREAS, the DEVELOPER is only responsible for the costs of said infrastructure related to the impact of his development; and

WHEREAS, the DEVELOPER is entitled to be reimbursed for the costs of constructing the improvements by Pleasant Grove; and

WHEREAS, on April 28, 2026, the Municipal Council held a duly noticed public meeting wherein they considered the facts regarding this matter; and

WHEREAS, after considering the Agreement, the Council finds the Agreement attached hereto as Exhibit “A” reasonably furthers the health, safety, and general welfare of the citizens of Pleasant Grove City.

NOW, THEREFORE, be it resolved by the Pleasant Grove City Council as follows:

SECTION I

1. The Mayor of Pleasant Grove City is hereby authorized to enter into a Reimbursement Agreement with Cyprus Federal Credit Union attached hereto as Exhibit "A".
2. This resolution is effective immediately.

SECTION II

THIS RESOLUTION APPROVED AND ADOPTED this 28th day of April, 2026 by the City Council of Pleasant Grove City, Utah.

Eric Jensen, Mayor

(SEAL)

ATTEST:

Wendy Thorpe, City Recorder

Motion: Council Member _____

Second: Council Member _____

<u>ROLL CALL</u>	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>
Mayor Eric Jensen	_____	_____	_____
Dianna Andersen	_____	_____	_____
Steve Rogers	_____	_____	_____
Dustin Phillips	_____	_____	_____
Cyd LeMone	_____	_____	_____
Todd Williams	_____	_____	_____

WHEN RECORDED RETURN TO:

Wendy Thorpe
Pleasant Grove City Recorder
70 South 100 East
Pleasant Grove, Utah 84062

Recorded Parcel No: 37:337:0007

REIMBURSEMENT AGREEMENT

THIS AGREEMENT is made and entered into this 8 day of April, 2026 by and between, CYPRUS FEDERAL CREDIT UNION (“CCU”), whose address is 3876 West Center View Way, West Jordan, Utah 84084, hereinafter referred to as “CCU”, and PLEASANT GROVE CITY CORPORATION, a municipal corporation of the State of Utah, hereinafter referred to as “PLEASANT GROVE”:

WHEREAS, PLEASANT GROVE is a municipal corporation located in Utah County, Utah; and

WHEREAS, CCU is removing and installing asphalt pavement infrastructure in connection with the development of its property (the “CCU Improvements”) located in the City of Pleasant Grove, which improvements are “System Improvements”, as defined under Utah Code Ann. 11-36a-101 *et seq.* (the “Act”), and exceed the minimum requirements imposed by PLEASANT GROVE; and

WHEREAS, the CCU Improvements will benefit the City of Pleasant Grove as System Improvements; and

WHEREAS, under the Act CCU is entitled to be reimbursed for the installation costs of System Improvements that are installed as part of CCU’s development of its property, which real property is more particularly described on Exhibit A, attached hereto and incorporated herein by this reference; and

WHEREAS, CCU and PLEASANT GROVE desire now to enter into this Agreement to memorialize PLEASANT GROVE’S obligation to reimburse CCU for such installation costs.

NOW THEREFORE, in consideration of the premises herein and other good and valuable

consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. The parties acknowledge that the CCU Improvements will be installed and completed by the CCU according to the standard specifications of PLEASANT GROVE CITY.
2. CCU is responsible to document and file with PLEASANT GROVE all of their costs incurred in installing the CCU Improvements.
3. PLEASANT GROVE agrees to the following:
 - (A). To reimburse CCU for actual costs of the CCU Improvements not to exceed ~~those amounts set forth in Exhibit B, attached hereto and incorporated herein by~~ this reference. Said costs represent the PLEASANT GROVE portion of the total costs CCU is expected to incur and pay for the CCU Improvements.
 - (B) When the CCU Improvements are complete, CCU will request reimbursement for the cost of the CCU Improvements to be reimbursed pursuant to this Agreement ("Reimbursement Request"). PLEASANT GROVE will pay CCU the amount identified in the Reimbursement Request within thirty (30) days of CCU's request. If PLEASANT GROVE, in good faith, disputes any portion of the amount identified in the Reimbursement Request, PLEASANT GROVE will provide written notice to CCU identifying the nature of such dispute together with all information or evidence supporting PLEASANT GROVE'S position relating to the dispute. Even if PLEASANT GROVE does provide notice of a dispute, PLEASANT GROVE must pay any undisputed amounts identified in the Reimbursement Request within said 30-day period. If PLEASANT GROVE delivers a notice of dispute, then within a reasonable time thereafter, PLEASANT GROVE and CCU will meet and confer in good faith to discuss the

disputed amounts, each party reserving all rights under this Agreement.

5. Said reimbursement is not to exceed the actual costs of installation. All other costs including administration, financing, interest, etc., will not be reimbursed. Actual costs of construction for the CCU Improvements that are eligible for reimbursement are estimated to be equal to **\$62,815.20**.
6. CCUS shall not assign this Agreement without the prior written consent of PLEASANT GROVE, which consent shall not unreasonably be withheld.
7. This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the parties.
8. This Agreement may be signed in any number of counterparts with the same effect as if the signatures upon any counterpart were upon the same instrument. All signed counterparts will be deemed to be one original.
9. The rights and remedies of the parties will be construed cumulatively, and none of such rights and remedies will be exclusive of, or in lieu or limitation of, any other right, remedy, or priority allowed by law.
10. In the event any action or proceeding is taken or brought by either party concerning this Agreement, the prevailing party will be entitled to recover its costs and reasonable attorneys' fees, whether such sums are expended with or without suit, at trial, on appeal, or in any bankruptcy or insolvency proceeding.
11. This Agreement will be interpreted, construed, and enforced according to the substantive laws of the State of Utah. This Agreement will be interpreted in an absolutely neutral fashion, and ambiguities herein will not be construed against any party as the "drafter" of this Agreement

(signatures to follow)

Exhibit A

Legal Description: Lot 7, Dana Point Plat D

Exhibit B

Estimated Reimbursement Costs:

	<u>UNITS</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
ASPHALT				
4" Asphalt	S.F.	7,165	\$3.15	\$22,539.90
8" Base course	S.F.	7,165	\$1.09	\$7,784.20
Asphalt Removal	S.Y.	684	\$44.00	\$30,091.11
Adjust culinary valve cover to final elevation	EA.	3	\$800.00	\$2,400.00
<i>Asphalt Subtotal</i>				<i>\$62,815.20</i>

Report Criteria:

Invoices with totals above \$0 included.
 Only unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
GENERAL FUND							
10-13100 ACCTS REC.- CITY EMPLOYEES							
3080	FRATERNAL ORDER OF	04032026	PD/DUES	04/03/2026	598.00	.00	
4614	L.N. CURTIS & SONS	1055094	PD/PERSONAL SUPPLIES	04/02/2026	399.96	.00	
10-15800 SUSPENSE							
7062	ROCKY MOUNTAIN POW	04082026	RODEO GROUNDS RELOCATION O	04/08/2026	9,225.00	.00	
10-15820 SDA EXPENSE ACCOUNT							
7062	ROCKY MOUNTAIN POW	04082026	MULTI DEPT/ELECTRICITY EXPENS	04/08/2026	932.57	.00	
10-21230 STATE INSURANCE PAYABLE							
8954	UTAH LOCAL GOVT. INS.	M1625217	WORKERS COMP	04/01/2026	10,925.30	.00	
10-21355 CASH BONDS (NEW)							
969	BLACK, BRUCE	04132026	PARTIAL CONSTRUCTION BOND R	04/13/2026	134,000.00	.00	
3363	GOLLING, DUSTIN	04132026	PARTIAL CONSTRUCTION BONE R	04/13/2026	29,000.00	.00	
5969	PARKIN, REED	04132026	PARTIAL CONSTRUCTION BOND R	04/13/2026	35,000.00	.00	
6208	PG AQUISITIONS LLC	04132026	PARTIAL CONSTRUCTION BOND R	04/13/2026	258,000.00	.00	
7999	ST. JOHN PROPERTIES U	04312026-2	CASH BOND ADDITIONAL INTERES	03/31/2026	1,025.13	.00	
10-21370 Construction Inspection Bond							
7999	ST. JOHN PROPERTIES U	03312026-3	CASH BOND ADDITIONAL INTERES	03/31/2026	168.06	.00	
10-24260 VOLUNTARY INSURANCE PAYABLE							
9288	WASHINGTON NATIONAL	P2631071	INSURANCE PREMIUM	04/01/2026	309.90	.00	
10-24300 COURT CHARGES CLEARING-35%							
9003	UTAH STATE TREASURE	03312026	COURT/STATE FUNDS	03/31/2026	2,357.15	.00	
10-24302 COURT SECURITY SURCHARGE-STATE							
9003	UTAH STATE TREASURE	03312026	COURT/STATE FUNDS	03/31/2026	5,123.46	.00	
10-24305 COURT CHARGES CLEARING-85%							
9003	UTAH STATE TREASURE	03312026	COURT/STATE FUNDS	03/31/2026	3,163.16	.00	
10-24306 COURT CLEARING 100%							
9003	UTAH STATE TREASURE	03312026	COURT/STATE FUNDS	03/31/2026	15.00	.00	
10-24310 BUILDING FEES CLEARING							
7918	STATE OF UTAH	03312026	COM DEV/BUILDING PERMIT FEE	03/31/2026	646.02	.00	
10-34-280 AMBULANCE FEES							
3350	GOLD CROSS SERVICES	4753	AMBULANCE BILLING SERVICES	03/31/2026	3,439.22	.00	
Total :					494,327.93	.00	
GENERAL GOVERNMENT							
10-41-740 EQUIPMENT							
7070	ROCK MOUNTAIN TECHN	11306	GEN GOV/NEW IPADS	04/01/2026	1,158.00	.00	
Total GENERAL GOVERNMENT:					1,158.00	.00	
JUDICIAL							
10-42-240 OFFICE EXPENSE							
2122	CULLIGAN BOTTLED WA	465X29634609	JUDICIAL/DRINKING WATER	03/31/2026	46.50	.00	
10-42-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	04012026	JUDICIAL/PHONE EXPENSE	04/01/2026	117.40	.00	
10-42-330 PROFESSIONAL SERVICES							
7393	SHANNON, VALERIE	03022026	JUDICIAL/INTERPRETER	03/02/2026	114.00	.00	
7393	SHANNON, VALERIE	04012026	JUDICIAL/INTERPRETER	04/01/2026	114.00	.00	
Total JUDICIAL:					391.90	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
NON-DEPARTMENTAL							
10-43-220 PRINTING AND PUBLICATION							
3151	FREEDOM MAILING SER	52650	NEWSLETTERS	04/03/2026	85.82	.00	
8730	UPPER CASE PRINTING,	4259	NEWLETTER PRINTING	04/08/2026	1,190.94	.00	
10-43-310 LEGAL SERVICES							
1341	CABANILLA, LAURALYN	102	LEGAL SERVICES	04/07/2026	370.00	.00	
7983	STEVENS & GAILEY	13553	LEGAL SERVICES	04/02/2026	448.00	.00	
10-43-330 PROFESSIONAL SERVICES							
7360	SEL INC	OT-12B	LOBBYING AND CONSULTING SER	02/09/2026	2,500.00	.00	
7360	SEL INC	OT-15B	LOBBYING AND CONSULTING SER	03/02/2026	2,500.00	.00	
7360	SEL INC	OT-16B	LOBBYING AND CONSULTING SER	01/01/2026	2,500.00	.00	
10-43-385 SPECIAL EVENTS							
9760	YBA SHIRTS, INC.	21776-1	CITY COUNCIL SHIRTS & JACKETS	04/03/2026	2,930.39	.00	
10-43-610 MISCELLANEOUS EXPENSE							
3151	FREEDOM MAILING SER	52650	EXTRA INSERTS	04/03/2026	68.66	.00	
8730	UPPER CASE PRINTING,	4259	MENU PRINTING EXPENSE	04/08/2026	284.79	.00	
10-43-760 TECHNOLOGY							
1480	CENTRACOM INTERACTI	04012026	INTERNET SERVICE	04/01/2026	755.00	.00	
7070	ROCK MOUNTAIN TECHN	11306	MONTHLY SERVICE AGREEMENT	04/01/2026	8,476.40	.00	
7070	ROCK MOUNTAIN TECHN	11306	MICROSOFT ANNUAL LICENSING	04/01/2026	45,384.60	.00	
9040	UTOPIA FIBER	CIV202604-03	INTERNET SERVICE	04/01/2026	965.00	.00	
Total NON-DEPARTMENTAL:					68,459.60	.00	
LEGAL SERVICES							
10-44-210 MEETINGS & MEMBERSHIPS							
8976	UTAH PROSECUTION CO	04062026	LEGAL/REGISTRATION FEE	04/06/2026	150.00	.00	
10-44-760 TECHNOLOGY							
6845	RELX INC.	3096362967	LEGAL/SUBSCRIPTION ONLINE INF	03/31/2026	288.00	.00	
Total LEGAL SERVICES:					438.00	.00	
ADMINISTRATIVE SERVICES							
10-46-210 MEETINGS & MEMBERSHIPS							
8954	UTAH LOCAL GOVT. INS.	M1625216	NOTARY BOND -WENDY THORPE	04/01/2026	40.00	.00	
10-46-240 OFFICE EXPENSE							
1760	CINTAS CORP	5328150609	ADM/FIRST AID SUPPLIES	04/07/2026	31.09	.00	
10-46-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70313720	MULTI DEPT/VEHICLE FUEL EXPEN	04/06/2026	36.60	.00	
10-46-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	04012026	CITY HALL/PHONE EXPENSE	04/01/2026	418.64	.00	
10-46-760 TECHNOLOGY							
7070	ROCK MOUNTAIN TECHN	11306	DESKTOP COMPUTER	04/01/2026	1,410.00	.00	
10-46-930 COMMUNITIES THAT CARE GRANT							
1720	CHRISTENSEN, IRIS LILY	4012026-4	CTC/CONTRACTED SERVICES-TEA	04/01/2026	550.00	.00	
3182	GABBARD, ETHAN VAUG	04022026-2	CTC/CONTRACTED TEACHER	04/01/2026	135.00	.00	
5033	MACEYS	405424	CTC/MEETING EXPENSE	03/17/2026	8.57	.00	
5033	MACEYS	407494	CTC/MEETING EXPENSE	03/20/2026	7.49	.00	
5033	MACEYS	437485	CTC/MEETING EXPENSE	03/25/2026	59.60	.00	
7077	RODRIQUEZ, YARELLY LI	4012026-3	CTC/CONTRACTED TEACHER	04/01/2026	550.00	.00	
7185	SALMOND, WILFORD TH	4012026-8	CTC/CONTRACTED SERVICES-TEA	04/01/2026	640.00	.00	
7265	SHELIN, COURTNEY DA	4012026-1	CTC/SOCIAL MEDIA & WEBSITE MA	04/01/2026	750.00	.00	
7515	SKOUSEN, SANDRA JILL	04072026	CTC/REIMB. FOR SUPPLIES	04/07/2026	48.12	.00	
7515	SKOUSEN, SANDRA JILL	4012026-5	CTC/CONTRACTED TEACHING	04/01/2026	520.00	.00	
9357	WEILER, ANGELA DORO	04072026	CTC/REIMB.FOR SUPPLIES	04/07/2026	95.24	.00	
9357	WEILER, ANGELA DORO	4012026-7	CTC/CONTRACTED TEACHING	04/01/2026	640.00	.00	
9575	WISCOMBE, REES	4012026-6	CTC/CONTRACTED SERVICES-TEA	04/01/2026	560.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total ADMINISTRATIVE SERVICES:					6,500.35	.00	
FACILITIES							
10-47-250 VEHICLE							
3166	FUELMAN	NP70313720	MULTI DEPT/VEHICLE FUEL EXPEN	04/06/2026	153.75	.00	
10-47-510 CITY HALL - HEATING EXPENSE							
2716	ENBRIDGE GAS UT WY I	04132026	MULTI DEPT/HEATING EXPENSE	04/13/2026	55.74	.00	
10-47-520 CITY HALL - POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	04082026	MULTI DEPT/ELECTRICITY EXPENS	04/08/2026	1,668.33	.00	
10-47-530 CITY HALL - BLDG MAINTENANCE							
8023	SUBURBAN PROPANE, L.	12430331400	PROPANE	04/07/2026	234.37	.00	
10-47-550 PARKS - LIGHTS							
7062	ROCKY MOUNTAIN POW	04082026	MULTI DEPT/ELECTRICITY EXPENS	04/08/2026	496.41	.00	
10-47-560 PARKS - BUILDING MAINTENANCE							
970	BJ PLUMBING SUPPLY	001093522	BUILDING MAINTENANCE	04/10/2026	44.76	.00	
10-47-580 OLD BELL SCHOOL - HEATING							
2716	ENBRIDGE GAS UT WY I	04132026	MULTI DEPT/HEATING EXPENSE	04/13/2026	96.04	.00	
10-47-600 POLICE - HEATING							
2716	ENBRIDGE GAS UT WY I	04132026	MULTI DEPT/HEATING EXPENSE	04/13/2026	125.41	.00	
10-47-640 FIRE/AMBULANCE - HEATING							
2716	ENBRIDGE GAS UT WY I	04132026	MULTI DEPT/HEATING EXPENSE	04/13/2026	448.84	.00	
10-47-650 FIRE/AMBULANCE - POWER							
7062	ROCKY MOUNTAIN POW	04082026	MULTI DEPT/ELECTRICITY EXPENS	04/08/2026	1,634.44	.00	
10-47-680 CEMETERY BLDG - HEATING							
2716	ENBRIDGE GAS UT WY I	04132026	MULTI DEPT/HEATING EXPENSE	04/13/2026	127.06	.00	
10-47-690 CEMETERY BLDG - POWER							
7062	ROCKY MOUNTAIN POW	04082026	MULTI DEPT/ELECTRICITY EXPENS	04/08/2026	25.57	.00	
10-47-710 LIBRARY/SENIOR - HEATING							
2716	ENBRIDGE GAS UT WY I	04132026	MULTI DEPT/HEATING EXPENSE	04/13/2026	197.10	.00	
10-47-720 LIBRARY/SENIOR - POWER							
7062	ROCKY MOUNTAIN POW	04082026	MULTI DEPT/ELECTRICITY EXPENS	04/08/2026	905.94	.00	
10-47-750 PUMP HOUSE - HEATING							
2716	ENBRIDGE GAS UT WY I	04132026	MULTI DEPT/HEATING EXPENSE	04/13/2026	72.09	.00	
2716	ENBRIDGE GAS UT WY I	04132026	MULTI DEPT/HEATING EXPENSE	04/13/2026	15.98	.00	
10-47-760 PUBLIC WORKS - HEATING							
2716	ENBRIDGE GAS UT WY I	04132026	MULTI DEPT/HEATING EXPENSE	04/13/2026	912.98	.00	
2716	ENBRIDGE GAS UT WY I	04132026	MULTI DEPT/HEATING EXPENSE	04/13/2026	20.71	.00	
10-47-770 PUBLIC WORKS - POWER							
7062	ROCKY MOUNTAIN POW	04082026	MULTI DEPT/ELECTRICITY EXPENS	04/08/2026	999.63	.00	
10-47-790 RENTAL PROPERTY EXPENSES							
2716	ENBRIDGE GAS UT WY I	04132026	MULTI DEPT/HEATING EXPENSE	04/13/2026	56.67	.00	
7062	ROCKY MOUNTAIN POW	04082026	MULTI DEPT/ELECTRICITY EXPENS	04/08/2026	242.15	.00	
10-47-801 ELEVATORS							
8376	TK ELEVATOR CORPORA	3009413552	SR. CENTER/MAINTENANCE	04/01/2026	735.42	.00	
10-47-810 SR CENTER - HEATING							
2716	ENBRIDGE GAS UT WY I	04132026	MULTI DEPT/HEATING EXPENSE	04/13/2026	91.44	.00	
10-47-820 SR CENTER - POWER							
7062	ROCKY MOUNTAIN POW	04082026	MULTI DEPT/ELECTRICITY EXPENS	04/08/2026	316.35	.00	
10-47-845 LIONS CENTER HEATING							
2716	ENBRIDGE GAS UT WY I	04132026	MULTI DEPT/HEATING EXPENSE	04/13/2026	117.80	.00	
10-47-910 ARTS - POWER							
7062	ROCKY MOUNTAIN POW	04082026	MULTI DEPT/ELECTRICITY EXPENS	04/08/2026	159.27	.00	
10-47-920 HISTORIC LIBRARY-HEATING							
2716	ENBRIDGE GAS UT WY I	04132026	MULTI DEPT/HEATING EXPENSE	04/13/2026	40.05	.00	
10-47-930 HISTORIC LIBRARY - POWER							
7062	ROCKY MOUNTAIN POW	04082026	MULTI DEPT/ELECTRICITY EXPENS	04/08/2026	26.18	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total FACILITIES:					10,020.48	.00	
ENGINEERING							
10-51-210 MEETINGS & MEMBERSHIPS							
8760	UTAH ASPHALT PAVEME	31216	ENG/ANNUAL MEMBERSHIP	04/01/2026	500.00	.00	
10-51-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70313720	MULTI DEPT/VEHICLE FUEL EXPEN	04/06/2026	494.02	.00	
6278	PLEASANT GROVE BIG O	044250-112285	ENG/VEHICLE EXPENSE	04/02/2026	1,129.76	.00	
10-51-745 SIGNALS & FLASHERS							
7062	ROCKY MOUNTAIN POW	04082026	MULTI DEPT/ELECTRICITY EXPENS	04/08/2026	139.45	.00	
10-51-765 SOFTWARE LICENSING							
2455	DLT SOLUTIONS, LLC	5410759A	ENG/ANNUAL SUBSCRIPTION RENE	04/06/2026	6,974.33	.00	
Total ENGINEERING:					9,237.56	.00	
COMMUNITY DEVELOPMENT							
10-52-240 OFFICE EXPENSE							
5729	ODP BUSINESS SOLUTIO	463467404001	COM DEV/OFFICE SUPPLIES	03/20/2026	58.34	.00	
10-52-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70313720	MULTI DEPT/VEHICLE FUEL EXPEN	04/06/2026	414.98	.00	
10-52-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	04012026	COM DEV/PHONE EXPENSE	04/01/2026	223.69	.00	
10-52-340 PLANNING SERVICES							
3151	FREEDOM MAILING SER	52650	MASTER PLAN FLYER	04/03/2026	68.66	.00	
6130	PETERSON, KENNETH C	26-002	COM DEV/CONTRACTED SERVICE	03/31/2026	1,330.00	.00	
10-52-480 DEPARTMENTAL SUPPLIES							
5729	ODP BUSINESS SOLUTIO	463467404001	COM DEV/OFFICE SUPPLIES	03/20/2026	40.66	.00	
Total COMMUNITY DEVELOPMENT:					2,136.33	.00	
POLICE DEPARTMENT							
10-54-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70313720	MULTI DEPT/VEHICLE FUEL EXPEN	04/06/2026	9,439.55	.00	
3166	FUELMAN	NP70313720	MULTI DEPT/VEHICLE FUEL EXPEN	04/06/2026	239.98	.00	
3468	GREASE MONKEY #790	329374	PD/VEHICLE MAINTENANCE	04/07/2026	125.08	.00	
3468	GREASE MONKEY #790	329411	PD/VEHICLE MAINTENANCE	04/08/2026	152.07	.00	
3468	GREASE MONKEY #790	329462	PD/VEHICLE EXPENSE	04/09/2026	144.88	.00	
4075	ICON GLASS LLC	1-76489-2	PD/VEHICLE WINDSHIELD REPAIR	01/20/2026	89.95	.00	
4075	ICON GLASS LLC	1-76500-2	PD/VEHICLE WINDSHIELD REPAIR	01/20/2026	89.95	.00	
7052	ROCKY MOUNTAIN COLL	62316	PD/VEHICLE REPAIR	03/19/2026	168.16	.00	
10-54-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	04012026	PD/PHONE EXPENSE	04/01/2026	753.02	.00	
1518	CENTURY LINK	03282026	PD/ALARM PHONE LINE	03/28/2026	101.62	.00	
1518	CENTURY LINK	03282026	PD/ALARM PHONE LINE	03/28/2026	101.62	.00	
10-54-285 CELLULAR SERVICES							
8100	T-MOBILE USA, INC.	03212026	PD/CELL PHONE EXPENSE	03/22/2026	2,079.36	.00	
10-54-440 K9 SUPPLIES							
8394	TIMPANOGOS ANIMAL H	913881364	PD/CANINE EXAM	04/08/2026	265.20	.00	
10-54-480 DEPARTMENTAL SUPPLIES							
2122	CULLIGAN BOTTLED WA	465X29613900	PD/DRINKING WATER	03/31/2026	45.80	.00	
4655	LANGUAGE LINE SERVIC	11891060	PD/INTERPRETATION	03/31/2026	85.92	.00	
8361	THOMSON REUTERS - W	853408231	PD/SOFTWARE SUBSCRIPTION	04/01/2026	295.91	.00	
9265	WASATCH INTERGRATE	79731	PD/SPECIAL HANDLING FEE	03/12/2026	87.40	.00	
Total POLICE DEPARTMENT:					13,785.51	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
FIRE DEPARTMENT							
10-55-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70313720	MULTI DEPT/VEHICLE FUEL EXPEN	04/06/2026	4,606.31	.00	
4674	LARRY H MILLER SUPER	746752	FIRE/VEHICLE REPAIR	02/09/2026	823.86	.00	
10-55-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	04012026	FIRE/PHONE EXPENES	04/01/2026	207.25	.00	
9131	VERIZON WIRELESS	6140012951	FIRE/CRADLE POINT SERVICE	04/01/2026	120.08	.00	
10-55-480 DEPARTMENTAL SUPPLIES							
1060	BOUNDTREE MEDICAL, L	86160380	FIRE/DEPARTMENTAL SUPPLIES	04/06/2026	576.92	.00	
1060	BOUNDTREE MEDICAL, L	86166878	FIRE/DEPARTMENTAL SUPPLIES	04/10/2026	759.50	.00	
2122	CULLIGAN BOTTLED WA	465X29604503	FIRE/DEPARMENTAL SUPPLIES	03/31/2026	153.50	.00	
10-55-490 SCHOOLING AND TRAINING							
5033	MACEYS	435919	FIRE/DEPARTMENTAL SUPPLIES	04/02/2026	4.99	.00	
9029	UTAH VALLEY UNIVERSI	AC2134	FIRE/CERTIFICATION FEES	03/10/2026	40.00	.00	
10-55-740 EQUIPMENT							
5833	O'REILLY AUTOMOTIVE I	3623-227714	FIRE/SUPPLIES	03/30/2026	19.99	.00	
5833	O'REILLY AUTOMOTIVE I	3623-227715	FIRE/SUPPLIES	03/30/2026	19.99	.00	
10-55-760 TECHNOLOGY							
2740	ESO SOLUTIONS, INC.	ESO-191217	FIRE/CAD INTERGRATION	02/23/2026	1,838.66	.00	
Total FIRE DEPARTMENT:					9,171.05	.00	
ANIMAL CONTROL							
10-57-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70313720	MULTI DEPT/VEHICLE FUEL EXPEN	04/06/2026	99.29	.00	
10-57-300 UNIFORM EXPENSE							
7505	SKAGGS COMPANIES, IN	450A3402491	ACO/UNIFORM EXPENSE	04/10/2026	387.29	.00	
Total ANIMAL CONTROL:					486.58	.00	
STREETS							
10-60-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70313720	MULTI DEPT/VEHICLE FUEL EXPEN	04/06/2026	1,627.77	.00	
10-60-275 STREET LIGHT POWER							
7062	ROCKY MOUNTAIN POW	04012026	STR/STREET LIGHTS	04/01/2026	132.05	.00	
7062	ROCKY MOUNTAIN POW	04082026	MULTI DEPT/ELECTRICITY EXPENS	04/08/2026	3,162.45	.00	
10-60-278 STREET LIGHT MAINTENANCE							
972	BLACK & McDONALD	46-1922990	STREET LIGHT MAINTENANCE	03/30/2026	6,222.70	.00	
972	BLACK & McDONALD	76-1899747	STR/LIGHT REPAIR	01/31/2026	5,484.00	.00	
972	BLACK & McDONALD	76-1921364	STREET LIGHT MAINTENANCE	03/26/2026	717.48	.00	
972	BLACK & McDONALD	76-1924702	STREET LIGHT MAINTENANCE	03/31/2026	910.77	.00	
10-60-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	04022026	PUBLIC WORKS/PHONE EXPENSE	04/01/2026	89.00	.00	
10-60-300 PPE SAFETY & UNIFORM							
1368	C-A-L RANCH STORES	16470/8	STREETS/CLOTHING	04/13/2026	305.17	.00	
10-60-330 ENGINEERING SERVICES							
680	AVENUE CONSULTANTS,	14094	STREETS/700 S SIGNAL STUDY	04/03/2026	1,360.00	.00	
10-60-480 DEPARTMENTAL SUPPLIES							
6343	PLEASANT GROVE PRIN	11299	PD/BUSINESS CARDS	04/06/2026	320.00	.00	
Total STREETS:					20,331.39	.00	
LIBRARY							
10-65-240 OFFICE EXPENSE							
308	AMAZON CAPITAL SERVI	161G-H36P-3V	LIB/ASSORTED SUPPLIES	04/01/2026	8.49	.00	
308	AMAZON CAPITAL SERVI	161G-H36P-D9	LIB/ASSORTED SUPPLIES	04/01/2026	358.75	.00	
308	AMAZON CAPITAL SERVI	1LWY-1KTV-1T	LIB/ASSORTED SUPPLIES	04/01/2026	21.68	.00	

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308	AMAZON CAPITAL SERVI	1MXG-QF77-6	LIB/ASSORTED SUPPLIES	04/01/2026	173.68	.00	
308	AMAZON CAPITAL SERVI	1NX7-FD3W-D	LIB/ASSORTED SUPPLIES	04/01/2026	88.75	.00	
308	AMAZON CAPITAL SERVI	1NX7-FD3W-F	LIB/ASSORTED SUPPLIES	04/01/2026	16.99	.00	
308	AMAZON CAPITAL SERVI	1P39-WD93-W	LIB/ASSORTED SUPPLIES	04/01/2026	20.36	.00	
308	AMAZON CAPITAL SERVI	1QCD-QKVT-	LIB/ASSORTED SUPPLIES	04/01/2026	13.79	.00	
308	AMAZON CAPITAL SERVI	1QGX-RWWQ-	LIB/ASSORTED SUPPLIES	04/01/2026	21.98	.00	
2122	CULLIGAN BOTTLED WA	465X29678200	LIB/BOTTLED WATER	03/31/2026	44.85	.00	
10-65-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	04012026	LIB/PHONE EXPENSE	04/01/2026	268.06	.00	
1518	CENTURY LINK	03282026	LIB/ELEVATOR LINE	03/28/2026	107.72	.00	
10-65-420 PROGRAMING							
308	AMAZON CAPITAL SERVI	1X4R-WT7D-3	LIB/ASSORTED SUPPLIES	04/01/2026	18.99	.00	
10-65-480 BOOKS							
308	AMAZON CAPITAL SERVI	1GL1-GP4L-TD	LIB/DEPARTMENTAL SUPPLIES	04/01/2026	324.40	.00	
308	AMAZON CAPITAL SERVI	1GL1-GP4L-TF	LIB/ASSORTED SUPPLIES	04/01/2026	17.58	.00	
308	AMAZON CAPITAL SERVI	1QCD-QKVT-Y	LIB/BOOKS	04/01/2026	396.19	.00	
308	AMAZON CAPITAL SERVI	1V9D-X93K-G	LIB/BOOKS	04/01/2026	102.29	.00	
308	AMAZON CAPITAL SERVI	1WFF-1GVY-7	LIB/BOOKS	04/01/2026	11.99	.00	
1188	BROAD REACH	ARI2101829	LIB/BOOKS	03/31/2026	119.75	.00	
2598	EASTWEST BOOKS	ARN2402210	LIB/BOOKS	03/31/2026	210.91	.00	
4159	INGRAM LIBRARY SERVI	94920913	LIB/BOOKS	03/03/2026	184.52	.00	
4159	INGRAM LIBRARY SERVI	94959326	LIB/BOOKS	03/04/2026	552.69	.00	
4159	INGRAM LIBRARY SERVI	95021399	LIB/BOOKS	03/06/2026	164.47	.00	
4159	INGRAM LIBRARY SERVI	951000176	LIB/BOOKS	03/10/2026	1,060.61	.00	
4159	INGRAM LIBRARY SERVI	95164354	LIB/BOOKS	03/12/2026	185.33	.00	
4159	INGRAM LIBRARY SERVI	95230317	LIB/BOOKS	03/16/2026	1,229.58	.00	
4159	INGRAM LIBRARY SERVI	95262030	LIB/BOOKS	03/17/2026	261.82	.00	
4159	INGRAM LIBRARY SERVI	95292224	LIB/BOOKS	03/18/2026	230.00	.00	
4159	INGRAM LIBRARY SERVI	95321562	LIB/BOOKS	03/19/2026	389.55	.00	
4159	INGRAM LIBRARY SERVI	95352866	LIB/BOOKS	03/20/2026	322.30	.00	
4159	INGRAM LIBRARY SERVI	95455020	LIB/BOOKS	03/25/2026	424.63	.00	
4159	INGRAM LIBRARY SERVI	95461158	LIB/BOOKS	03/25/2026	296.17	.00	
4159	INGRAM LIBRARY SERVI	95670529	LIB/BOOKS	04/03/2026	528.32	.00	
4572	KNOW BUDDY RESOURC	ARK2202438	LIB/BOOKES	03/31/2026	141.70	.00	
4945	LOOKOUT BOOKS	ARL2301984	LIB/BOOKS	03/31/2026	93.88	.00	
6810	RED BRICK RESOURCES	ARD1900786	LIB/BOOKS	03/31/2026	142.30	.00	
9523	WILLOW LANE	ARR2603674	LIB/BOOKS	03/31/2026	175.92	.00	
10-65-485 AUDIO/VISUAL MATERIALS							
308	AMAZON CAPITAL SERVI	1FHT-JVHD-74	LIB/AUDIO BOOKS	04/01/2026	291.95	.00	
308	AMAZON CAPITAL SERVI	1GFV-7WNK-	LIB/ASSORTED SUPPLIES	04/01/2026	50.75	.00	
308	AMAZON CAPITAL SERVI	1HT9-7XNY-HF	LIB/AUDIO BOOKS	04/01/2026	267.31	.00	
308	AMAZON CAPITAL SERVI	1NX7-FD3W-7	LIB/AUDIO BOOKS	04/01/2026	208.30	.00	
308	AMAZON CAPITAL SERVI	1WFF-1GVY-G	LIB/AUDIO BOOKS	04/01/2026	174.55	.00	
308	AMAZON CAPITAL SERVI	1XT7-9VRQ-W	LIB/ASSORTED SUPPLIES	04/01/2026	121.65	.00	
4437	KANOPY INC.	499493	LIB/PLAY TICKET	03/31/2026	203.00	.00	
5885	OVER DRIVE, INC.	CD015062602	LIB/AUDIO MATERIALS	01/29/2026	1,000.00	.00	
5885	OVER DRIVE, INC.	CD015062609	LIB/AUDIO MATERIALS	03/20/2026	900.00	.00	
6270	PLAYAWAY PRODUCTS L	530919	LIB/AUDIO MATERIALS	04/13/2026	484.47	.00	
10-65-640 PROCESSING							
2395	DEMCO, INC.	7785285	LIB/DEPARTMENTAL SUPPLIES	03/30/2026	774.12	.00	
2395	DEMCO, INC.	7788715	LIB/DEPARTMENTAL SUPPLIES	04/06/2026	679.13	.00	
Total LIBRARY:					13,869.24	.00	
SR. CITIZEN CTR & AUDITORIUM							
10-67-240 OFFICE EXPENSE							
1760	CINTAS CORP	5328700304	SC/FIRST AID SUPPLIES	04/09/2026	44.76	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-67-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	04012026	SC/PHONE EXPENSE	04/01/2026	74.79	.00	
Total SR. CITIZEN CTR & AUDITORIUM:					119.55	.00	
PARKS							
10-70-200 MOWER EXPENSE							
675	AUTO ZONE STORES, IN	06231851953	PARKS/MOWER EXPENSE	04/02/2026	32.41	.00	
10-70-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70313720	MULTI DEPT/VEHICLE FUEL EXPEN	04/06/2026	1,997.86	.00	
6278	PLEASANT GROVE BIG O	044250-112289	PARKS/VEHICLE TIRES	04/02/2026	1,193.76	.00	
10-70-280 TELEPHONE							
1480	CENTRACOM INTERACTI	04012026	CEM/PHONE EXPENSE	04/01/2026	53.54	.00	
10-70-320 SPRINKLER & LANDSCAPE							
81	ACE INTERMOUNTAIN R	48859	PARKS/WASTE REMOVAL	03/31/2026	312.27	.00	
2766	EWING IRRIGATION PRO	22763908	PARK/DEPARTMENTAL SUPPLIES	03/25/2026	22.50	.00	
2766	EWING IRRIGATION PRO	22772444	PARK/DEPARTMENTAL SUPPLIES	03/26/2026	47.56	.00	
2766	EWING IRRIGATION PRO	295555111	PARK/DEPARTMENTAL SUPPLIES	03/25/2026	117.66	.00	
3470	GREAT BASIN TURF PRO	480748	PARKS/DEPARTMENTAL SUPPLIES	03/31/2026	531.96	.00	
3470	GREAT BASIN TURF PRO	480831	PARKS/DEPARTMENTAL SUPPLIES	04/06/2026	6,480.00	.00	
5482	MOUNTAINLAND SUPPLY	S107745385.0	PARKS/DEPARTMENTAL SUPPLIES	04/02/2026	228.78	.00	
10-70-340 DIAMOND CREW SUPPLIES							
2766	EWING IRRIGATION PRO	29647909	PARK/DEPARTMENTAL SUPPLIES	03/31/2026	1,440.28	.00	
10-70-480 DEPARTMENTAL SUPPLIES							
239	ALLRED'S ACE HARDWA	336470/1	PARKS/DEPARTMENTAL SUPPLIES	03/31/2026	32.60	.00	
2766	EWING IRRIGATION PRO	295748961	PARKS/DEPARTMENTAL SUPPLIES	03/26/2026	63.73	.00	
Total PARKS:					12,554.91	.00	
RECREATION							
10-71-240 OFFICE EXPENSE							
6196	PETTY CASH-RECREATI	04152026	PETTY CASH RECREATION	04/15/2026	20.50	.00	
10-71-270 POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	04082026	MULTI DEPT/ELECTRICITY EXPENS	04/08/2026	627.21	.00	
10-71-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	04012026	REC/PHONE EXPENSE	04/01/2026	299.79	.00	
1518	CENTURY LINK	03282026	REC/MONITORING & ALARM LINES	03/28/2026	328.76	.00	
10-71-420 CONTRACTED SERVICES							
19	603 ALARMS	2028	PARK MONITORING	04/01/2026	33.00	.00	
19	603 ALARMS	229	PARK MONITORING	04/01/2026	38.00	.00	
10-71-480 DEPARTMENTAL SUPPLIES							
3380	GOPHER SPORTS	OR579757	REC/BOLT ON PACKBOARD PADDI	04/14/2026	2,320.48	.00	
6196	PETTY CASH-RECREATI	04152026	PETTY CASH RECREATION	04/15/2026	40.27	.00	
Total RECREATION:					3,708.01	.00	
LEISURE SERVICES							
10-72-250 VEHICLE							
3166	FUELMAN	NP70313720	MULTI DEPT/VEHICLE FUEL EXPEN	04/06/2026	152.04	.00	
Total LEISURE SERVICES:					152.04	.00	
CUSTODIAL SERVICES							
10-74-250 VEHICLE							
1436	CARTERS AUTO & REPAI	29063	VEHICLE REPAIR	04/10/2026	524.22	.00	
3166	FUELMAN	NP70313720	MULTI DEPT/VEHICLE FUEL EXPEN	04/06/2026	64.32	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-74-420 CONTRACTED SERVICES							
4316	JANI-KING OF SALT LAKE	SCL04260207	CLEANING SERVICES	04/01/2026	2,821.50	.00	
10-74-480 DEPARTMENTAL SUPPLIES							
1113	BRADY INDUSTRIES OF	11461404	BUILDING MAINTENANCE	03/20/2026	1,865.76	.00	
10-74-481 CHEMICALS							
1113	BRADY INDUSTRIES OF	11457379	BUILDING MAINTENANCE	03/20/2026	606.10	.00	
Total CUSTODIAL SERVICES:					5,881.90	.00	
Total GENERAL FUND:					672,730.33	.00	
WATER IMPACT FEES							
16-70-986 1100 EAST AREA							
971	BLACK FOREST PAVING	1-03312026	1100 E RECONSTRUCTION	03/31/2026	19,517.99	.00	
16-70-987 800 NORTH AND 680 NORTH							
1962	CONDIE CONSTRUCTION	1-04062026	800 N ROADWAY RECONSTRUCTIO	04/06/2026	93,003.77	.00	
Total :					112,521.76	.00	
Total WATER IMPACT FEES:					112,521.76	.00	
CLASS C ROAD FUND							
20-36-900 MISCELLANEOUS REVENUES							
1345	CADENCE HOMES BLDG.	02082026	REFUND 2026 ROADWAY FEE	02/09/2026	616.96	.00	
1345	CADENCE HOMES BLDG.	02092026	REFUND 2026 ROADWAY FEE	02/09/2026	616.96	.00	
1455	CASTLEWOOD-SIENA HE	02202026	REFUND 2026 ROADWAY FEE	02/20/2026	616.96	.00	
3170	FULLMER EXCAVATION L	03192026	REFUND 2026 ROADWAY FEE	03/19/2026	616.96	.00	
3363	GOLLING, DUSTIN	03192026	REFUND 2026 ROADWAY FEE	03/19/2026	616.96	.00	
Total :					3,084.80	.00	
EXPENDITURES							
20-40-480 DEPARTMENTAL SUPPLIES							
5870	OUT BACK GRAPHICS LL	24852	CLASS C ROADS/ASSORTED SIGN	02/25/2026	1,837.85	.00	
7169	SAFETY SUPPLY & SIGN	197240	CLASS C ROADS/DEPARTMENTAL	03/04/2026	6,419.05	.00	
20-40-987 800 NORTH AND 680 NORTH							
1962	CONDIE CONSTRUCTION	1-04062026	800 N ROADWAY RECONSTRUCTIO	04/06/2026	41,638.78	.00	
Total EXPENDITURES:					49,895.68	.00	
Total CLASS C ROAD FUND:					52,980.48	.00	
CEMETERY							
22-70-200 MOWER EXPENSE							
5480	MOUNTAINLAND POWER	205277	CEM/MOWER MAINTENANCE PART	04/07/2026	156.00	.00	
22-70-250 VEHICLE							
3166	FUELMAN	NP70313720	MULTI DEPT/VEHICLE FUEL EXPEN	04/06/2026	135.00	.00	
Total :					291.00	.00	
Total CEMETERY:					291.00	.00	
STORM DRAIN UTILITY FUND							

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
GENERAL GOVERNMENT							
48-41-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70313720	MULTI DEPT/VEHICLE FUEL EXPEN	04/06/2026	690.24	.00	
5833	O'REILLY AUTOMOTIVE I	3623-224538	STRM DRN/VEHICLE MAINTENANC	03/09/2026	75.69	.00	
6278	PLEASANT GROVE BIG O	044250-10833	STRM DRN/NEW TIRES	02/25/2026	420.95	.00	
7122	R.P.M AUTO PARTS	552102	STRM DRN/VEHICLE EXPENSE	03/16/2026	347.26	.00	
48-41-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	04022026	PUBLIC WORKS/PHONE EXPENSE	04/01/2026	37.89	.00	
48-41-370 DUMP FEE							
81	ACE INTERMOUNTAIN R	48859	STRM DRN/WASTE REMOVAL	03/31/2026	360.16	.00	
48-41-480 DEPARTMENTAL SUPPLIES							
6343	PLEASANT GROVE PRIN	11299	PD/BUSINESS CARDS	04/06/2026	320.00	.00	
48-41-610 MISCELLANEOUS EXPENSE							
993	BLUE STAKES OF UTAH 8	UT202600493	EXCAVATION MARKING SERVICES	03/31/2026	121.95	.00	
3151	FREEDOM MAILING SER	52650	UTILITY BILL MAILING	04/03/2026	659.76	.00	
6343	PLEASANT GROVE PRIN	11278	MULTI DEPT/SHUTOFF NOTICE PRI	03/18/2026	279.80	.00	
7062	ROCKY MOUNTAIN POW	04082026	MULTI DEPT/ELECTRICITY EXPENS	04/08/2026	32.14	.00	
Total GENERAL GOVERNMENT:					3,345.84	.00	
Total STORM DRAIN UTILITY FUND:					3,345.84	.00	
CAPITAL PROJECTS FUND							
EXPENDITURES							
49-40-508 ADMIN2026							
970	BJ PLUMBING SUPPLY	001092905	WATER/DEPARTMENTAL SUPPLIES	04/02/2026	113.58	.00	
3312	GENEVA ROCK PRODUC	2-04062026	BATTLE CREEK TRAILHEAD PARKI	04/06/2026	211,812.00	.00	
Total EXPENDITURES:					211,925.58	.00	
49-60-703 RECREATION 2026							
7997	STICKS + STONES CABIN	01062025BW	REC/LOBBY CABINETS	01/06/2026	13,942.00	.00	
49-60-920 COOK FAMILY PARK							
887	BIG D CONSTRUCTION	75833	COOK FAMILY PARK	11/30/2025	211,365.90	.00	
887	BIG D CONSTRUCTION	75986	COOK FAMILY PARK	01/31/2026	41,235.64	.00	
2510	DUSTLESS MOBILE BLAS	04132026	REMOVE SEALER FROM SPLACH P	04/13/2026	16,500.00	.00	
7062	ROCKY MOUNTAIN POW	04082026	MULTI DEPT/ELECTRICITY EXPENS	04/08/2026	21.88	.00	
Total :					283,065.42	.00	
MISC PROJECTS							
49-90-960 PARKS EXPENDITURES							
488	ANDY'S TRENCHING, INC	04082026	ANDERSON PARK IMPROVEMENTS	04/08/2026	930.00	.00	
970	BJ PLUMBING SUPPLY	001093167	ANDERSON PARK IMPROVEMENT	04/07/2026	342.71	.00	
970	BJ PLUMBING SUPPLY	001093283	ANDERSON PARK IMPROVEMENT	04/08/2026	28.65	.00	
2766	EWING IRRIGATION PRO	29736072	ANDERSON PARK IMPROVEMENTS	04/07/2026	3,337.15	.00	
2766	EWING IRRIGATION PRO	29743494	ANDERSON PARK IMPROVEMENTS	04/07/2026	87.07	.00	
2766	EWING IRRIGATION PRO	29747209	ANDERSON PARK IMPROVEMENTS	04/07/2026	1,508.61	.00	
2766	EWING IRRIGATION PRO	29781069	ANDERSON PARK IMPROVEMENTS	04/09/2026	25.91	.00	
2766	EWING IRRIGATION PRO	29781616	ANDERSON PARK IMPROVEMENTS	04/09/2026	28.06	.00	
2766	EWING IRRIGATION PRO	29781973	ANDERSON PARK IMPROVEMENTS	04/09/2026	5.85	.00	
7795	SPRINKLER SUPPLY CO	X80430	ANDERSON PARK IMPROVEMENT	04/07/2026	63.60	.00	
Total MISC PROJECTS:					6,357.61	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total CAPITAL PROJECTS FUND:					501,348.61	.00	
WATER FUND							
EXPENDITURES							
51-40-210 MEETINGS & MEMBERSHIPS							
7141	RURAL WATER ASSOC O	28319	WATER/MEMBERSHIP DUES	04/16/2026	1,906.00	.00	
51-40-240 OFFICE EXPENSE							
3151	FREEDOM MAILING SER	52650	UTILITY BILL MAILING	04/03/2026	1,319.54	.00	
6343	PLEASANT GROVE PRIN	11278	MULTI DEPT/SHUTOFF NOTICE PRI	03/18/2026	559.60	.00	
51-40-250 VEHICLE EXPENSE							
3166	FUELMAN	NP70313720	MULTI DEPT/VEHICLE FUEL EXPEN	04/06/2026	1,201.15	.00	
3974	HOSE & RUBBER SUPPL	02186962	FIRE/VEHICLE EXPENSE	04/09/2026	38.70	.00	
51-40-270 POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	04082026	MULTI DEPT/ELECTRICITY EXPENS	04/08/2026	26,368.43	.00	
51-40-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	04022026	PUBLIC WORKS/PHONE EXPENSE	04/01/2026	37.89	.00	
51-40-285 CELLULAR SERVICES							
9131	VERIZON WIRELESS	6139980967	WATER/CELL PHONE EXPENSE	04/01/2026	92.22	.00	
51-40-340 TESTING & ANALYSIS							
5482	MOUNTAINLAND SUPPLY	S107622986.0	WATER/DEPARTMENTAL SUPPLIES	04/01/2026	531.26	.00	
5482	MOUNTAINLAND SUPPLY	S107622986.0	WATER/DEPARTMENTAL SUPPLIES	04/01/2026	7,902.22	.00	
5482	MOUNTAINLAND SUPPLY	S107622986.0	WATER/DEPARTMENTAL SUPPLIES	04/09/2026	241.49	.00	
51-40-420 STREET REPAIRS							
3312	GENEVA ROCK PRODUC	003CINV00007	WATER/ASPHALT	03/30/2026	216.79	.00	
3312	GENEVA ROCK PRODUC	003CINV00007	WATER/ASPHALT	04/06/2026	192.82	.00	
51-40-440 LEASE PAYMENTS							
9451	LB 413071	RS0000353681	WATER/EQUIPMENT RENTAL	03/30/2026	5,000.00	.00	
51-40-470 METER PURCHASES - NEW							
4040	HYDRO SPECIALTIES CO	30694	BADGER METER EQUIPMENT	03/25/2026	4,840.00	.00	
51-40-480 DEPARTMENTAL SUPPLIES							
6343	PLEASANT GROVE PRIN	11299	PD/BUSINESS CARDS	04/06/2026	320.00	.00	
51-40-600 REPAIR & MAINTENANCE							
993	BLUE STAKES OF UTAH 8	UT202600493	EXCAVATION MARKING SERVICES	03/31/2026	121.94	.00	
5482	MOUNTAINLAND SUPPLY	S107749933.0	WATER/DEPARTMENTAL SUPPLIES	04/06/2026	117.00	.00	
5482	MOUNTAINLAND SUPPLY	S107759664.0	WATER/DEPARTMENTAL SUPPLIES	04/08/2026	4,332.93	.00	
5482	MOUNTAINLAND SUPPLY	S107759867.0	WATER/DEPARTMENTAL SUPPLIES	04/08/2026	89.79	.00	
5482	MOUNTAINLAND SUPPLY	S107760809.0	WATER/DEPARTMENTAL SUPPLIES	04/08/2026	6,479.37	.00	
51-40-760 TECHNOLOGY							
9040	UTOPIA FIBER	CIV202604-03	INTERNET SERVICE	04/01/2026	400.00	.00	
Total EXPENDITURES:					62,309.14	.00	
WATER CAPITAL PROJECTS							
51-70-975 PETERSON WELL REHAB							
3627	HANSEN, ALLEN & LUCE,	57396	WATER/CHLORINATION	04/14/2026	2,314.88	.00	
51-70-986 1100 EAST AREA							
971	BLACK FOREST PAVING	1-03312026	1100 E RECONSTRUCTION	03/31/2026	11,321.39	.00	
51-70-987 800 NORTH AND 680 NORTH							
1962	CONDIE CONSTRUCTION	1-04062026	800 N ROADWAY RECONSTRUCTIO	04/06/2026	118,368.43	.00	
4040	HYDRO SPECIALTIES CO	30692	BADGER METER EQUIPMENT	03/25/2026	58,752.00	.00	
Total WATER CAPITAL PROJECTS:					190,756.70	.00	
Total WATER FUND:					253,065.84	.00	

SEWER FUND

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
52-21320 ACCTS PAYABLE-TIMP SERV DIST.							
8422	TIMP. SPECIAL SERVICE	03312026	IMPACT FEES	03/31/2026	48,197.76	.00	
Total :					48,197.76	.00	
EXPENDITURES							
52-40-240 OFFICE EXPENSE							
3151	FREEDOM MAILING SER	52650	UTILITY BILL MAILING	04/03/2026	1,319.54	.00	
6343	PLEASANT GROVE PRIN	11278	MULTI DEPT/SHUTOFF NOTICE PRI	03/18/2026	559.60	.00	
52-40-250 VEHICLE EXPENSE							
675	AUTO ZONE STORES, IN	06231847382	SEWER/VEHICLE EXPENSE	03/26/2026	49.92	.00	
3166	FUELMAN	NP70313720	MULTI DEPT/VEHICLE FUEL EXPEN	04/06/2026	1,201.16	.00	
52-40-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	04022026	PUBLIC WORKS/PHONE EXPENSE	04/01/2026	37.89	.00	
52-40-350 CHARGES FOR TREATMENT							
8422	TIMP. SPECIAL SERVICE	03302026	WASTEWATER TREATMENT	03/31/2026	530,298.54	.00	
52-40-450 LEASE PAYMENTS							
9451	LB 413071	RS0000353670	SEWER/EQUIPMENT RENTAL	03/30/2026	14,975.00	.00	
9451	LB 413071	RS0000353681	SEWER/EQUIPMENT RENTAL	03/30/2026	5,500.00	.00	
52-40-480 DEPARTMENTAL SUPPLIES							
3950	HONEY BUCKET	0555462993	SEWER/RESTROOM RENTAL	03/31/2026	563.50	.00	
5482	MOUNTAINLAND SUPPLY	S1077557713.	SEC WATER/DEPARTMENTAL SUPP	04/07/2026	418.75	.00	
6343	PLEASANT GROVE PRIN	11299	PD/BUSINESS CARDS	04/06/2026	320.00	.00	
52-40-600 REPAIR & MAINTENANCE							
993	BLUE STAKES OF UTAH 8	UT202600493	EXCAVATION MARKING SERVICES	03/31/2026	121.94	.00	
Total EXPENDITURES:					555,365.84	.00	
52-90-956 BUILDING UPGRADE							
9805	ZIONS BUILDERS, INC	134	PUBLIC WORKS BATHROOMS	04/01/2026	23,770.00	.00	
Total :					23,770.00	.00	
Total SEWER FUND:					627,333.60	.00	
SECONDARY WATER EXPENDITURES							
54-40-250 VEHICLE							
3166	FUELMAN	NP70313720	MULTI DEPT/VEHICLE FUEL EXPEN	04/06/2026	1,201.16	.00	
54-40-270 POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	04082026	MULTI DEPT/ELECTRICITY EXPENS	04/08/2026	804.25	.00	
54-40-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	04022026	PUBLIC WORKS/PHONE EXPENSE	04/01/2026	37.89	.00	
54-40-600 REPAIR & MAINTENANCE							
993	BLUE STAKES OF UTAH 8	UT202600493	EXCAVATION MARKING SERVICES	03/31/2026	121.94	.00	
5185	METALMART INC.	373706	SEC WATER/DEPARTMENTAL SUPP	04/03/2026	112.40	.00	
54-40-603 SECONDARY WATER PHASE 2							
7062	ROCKY MOUNTAIN POW	04082026	MULTI DEPT/ELECTRICITY EXPENS	04/08/2026	835.42	.00	
Total EXPENDITURES:					3,113.06	.00	
CAPITAL PROJECTS							
54-70-937 Mill Ditch Canal Piping							
3180	FX CONSTRUCTION	11-02282026	AMERICAN FORK RIVER DIVERSIO	02/28/2026	88,183.75	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
54-70-945 SECONDARY METERING							
4040	HYDRO SPECIALTIES CO	30693	SEC WATER/BADGER METERING E	03/25/2026	165.00	.00	
6343	PLEASANT GROVE PRIN	11300	METER DOOR HANGERS	04/06/2026	150.50	.00	
Total CAPITAL PROJECTS:					88,499.25	.00	
Total SECONDARY WATER:					91,612.31	.00	
CAPITAL EQUIPMENT							
58-40-660 POLICE EQUIPMENT							
4421	JUST 4 FUN MOTORSPO	16659	PD/COMPUTER MOUNT IN TRUCK	04/06/2026	537.07	.00	
Total :					537.07	.00	
Total CAPITAL EQUIPMENT:					537.07	.00	
SWIMMING POOL							
SWIMMING POOL							
71-73-280 TELEPHONE EXPENSE							
1480	CENTRACOM INTERACTI	04012026	POOL/PHONE EXPENSE	04/01/2026	74.79	.00	
71-73-380 HEATING							
2716	ENBRIDGE GAS UT WY I	04132026	MULTI DEPT/HEATING EXPENSE	04/13/2026	686.20	.00	
71-73-382 POWER							
7062	ROCKY MOUNTAIN POW	04082026	MULTI DEPT/ELECTRICITY EXPENS	04/08/2026	305.59	.00	
71-73-420 CONTRACTED SERVICES							
7070	ROCK MOUNTAIN TECHN	11306	POOL/NEW FIBER DEVICE AND CA	04/01/2026	1,244.00	.00	
7070	ROCK MOUNTAIN TECHN	11306	POOL/CABLE WORK	04/01/2026	500.00	.00	
71-73-481 CHEMICALS							
9259	WASATCH AQUATIC SPE	2033	POOL/CHEMICALS	04/06/2026	1,601.40	.00	
9259	WASATCH AQUATIC SPE	2041	POOL/CHEMICALS	04/15/2026	8,954.40	.00	
Total SWIMMING POOL:					13,366.38	.00	
Total SWIMMING POOL:					13,366.38	.00	
COMMUNITY CENTER							
72-34-310 RECREATION FEE REVENUES							
2029	COX, CAROLYN	03312026	REC/CONTRACTED SERVICES	03/31/2026	1,333.50	.00	
Total :					1,333.50	.00	
72-71-060 COMMUNITY CTR - HEATING							
2716	ENBRIDGE GAS UT WY I	04132026	MULTI DEPT/HEATING EXPENSE	04/13/2026	1,026.49	.00	
72-71-061 COMMUNITY CTR - POWER							
7062	ROCKY MOUNTAIN POW	04082026	MULTI DEPT/ELECTRICITY EXPENS	04/08/2026	3,781.90	.00	
7062	ROCKY MOUNTAIN POW	04082026	MULTI DEPT/ELECTRICITY EXPENS	04/08/2026	64.41	.00	
72-71-270 POWER EXPENSE							
7062	ROCKY MOUNTAIN POW	04082026	MULTI DEPT/ELECTRICITY EXPENS	04/08/2026	2,591.29	.00	
72-71-410 PROGRAM SUPPLIES & EQUIPMENT							
4740	LES MILLS UNITED STAT	SIV0645084	REC/LES MILLS BASIC	04/02/2026	1,028.00	.00	
5412	MORRIS, JOHN D.	04032026	REC/CONTRACTED SERVICES	04/03/2026	497.00	.00	
6196	PETTY CASH-RECREATI	04152026	PETTY CASH RECREATION	04/15/2026	58.00	.00	
72-71-411 ADULT SPORTS							
1399	CARRIGAN, MAKAYLA	04042026	REC/CONTRACTED SERVICES	04/04/2026	260.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
4416	JUDD, SETH	04042026	REC/CONTRACTED SERVICES	04/04/2026	130.00	.00	
5683	NILSSON, HEATHER	04042026	REC/CONTRACTED VOLLEYBALL R	04/04/2026	234.00	.00	
7466	SIMMONS, CHRIS	04042026	REC/CONTRACTED SERVICES	04/04/2026	104.00	.00	
8967	UTAH OUTDOOR VOLLEY	26-010	REC/STRAWBERRY DAYS TOURNA	02/24/2026	175.00	.00	
72-71-412 YOUTH SPORTS							
490	ANKORED INC.	3173	REC/34 USERS	02/28/2026	952.00	.00	
1219	BSN SPORTS COLLEGIA	933664418	REC/PROGRAM SUPPLIES	03/25/2026	1,717.78	.00	
1219	BSN SPORTS COLLEGIA	933743306	REC/PROGRAM SUPPLIES	03/31/2026	279.58	.00	
6196	PETTY CASH-RECREATI	04152026	PETTY CASH RECREATION	04/15/2026	72.09	.00	
8219	TEXTILE TEAM OUTLET	9618	REC/T-SHIRTS	03/24/2026	23.00	.00	
72-71-417 ADAPTIVE							
6196	PETTY CASH-RECREATI	04152026	PETTY CASH RECREATION	04/15/2026	6.65	.00	
Total :					13,001.19	.00	
Total COMMUNITY CENTER:					14,334.69	.00	
CULTURAL ARTS							
PROGRAM EXPENDITURES							
73-71-550 ARTS COUNCIL EXPENSE							
6343	PLEASANT GROVE PRIN	11282	ARTS COM/PROGRAMS	03/18/2026	33.00	.00	
Total PROGRAM EXPENDITURES:					33.00	.00	
Total CULTURAL ARTS:					33.00	.00	
75-40-986 1100 EAST AREA							
971	BLACK FOREST PAVING	1-03312026	1100 E RECONSTRUCTION	03/31/2026	8,918.12	.00	
Total :					8,918.12	.00	
Total :					8,918.12	.00	
RECREATION							
CARE TAX							
76-76-704 LIBRARY							
308	AMAZON CAPITAL SERVI	16LR-XWCV-W	LIB/ASSORTED SUPPLIES	04/01/2026	1,620.14	.00	
308	AMAZON CAPITAL SERVI	1H7Y-HYJM-N	LIB/ASSORTED SUPPLIES	04/01/2026	334.67	.00	
76-76-903 PARKS PROJECTS							
2420	DESIGN WEST CO.	26111	PARKS/BANNERS	03/31/2026	4,400.00	.00	
76-76-908 MANILA CREEK WALKING PATH							
58	AWOLF CONSTRUCTION,	125	MANILA CREEK WALKING PATH	03/03/2026	54,245.00	.00	
Total CARE TAX:					60,599.81	.00	
Total RECREATION:					60,599.81	.00	
Grand Totals:					2,413,018.84	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
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Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Finance Director: _____

Report Criteria:

Invoices with totals above \$0 included.

Only unpaid invoices included.
