

**Pleasant Grove City
City Council Meeting Minutes
Work Session
Tuesday, August 4, 2026
4:30 PM**

Mayor: Eric Jensen

Council Members: Dianne Andersen
Cyd LeMone
Dustin Phillips
Steve Rogers
Todd Williams

Staff Present: Scott Darrington, City Administrator
Christine Petersen, City Attorney
Sierra Pierson, Assistant to the City Administrator
Neal Winterton, Public Works Director
Wendy Thorpe, City Recorder
Denise Roy, Finance Director
David Packard, Human Resources Manager
Drew Engemann, Fire Chief
Keldon Brown, Police Chief
Carl Nielson, Police Department Lieutenant
Daniel Cárdenas, Community Development Director
Soad Sing, Management Intern
Deon Giles, Parks Director
Sheri Britsch, Library Director
Megan Zollinger, Recreation Director

The City Council and Staff met in the Community Room, 108 South 100 East, Pleasant Grove, Utah.

4:30 PM WORK SESSION

Mayor Eric Jensen called the meeting to order at 4:30 PM and welcomed those present.

City Administrator, Scott Darrington reported that the presentation from Julio Homer would be followed by Staff Business and a review of the Regular Session agenda.

a. Julio Homer Presentation.

Julio Homer introduced Veterans of Foreign Wars Post 4918 Quartermaster Leslie Langford and Commander Jeremiah Merkley. He thanked Police Chief, Keldon Brown and Fire Chief, Drew

Engemann for their assistance with the pickleball tournament. He also thanked Recreation Director, Megan Zollinger, Administrator Darrington, and Mayor Jensen. Plaques were presented to each of them, and photographs were taken with the City Council.

Mr. Langford stated that he is also a member of the Sons of Utah Pioneers. In partnership with the Mormon Battalion Association, Mary Ann Kirk had identified 497 member burial locations, as well as the graves of 24 ladies who were with the battalion. The association created zinc medallions to be placed at each gravesite. Three members were buried in Pleasant Grove, and a ceremony was held recently where their direct descendants placed the medallions near their headstones. Three additional burial sites were identified in American Fork. Mr. Langford presented Mayor Jensen with a copy of his report on the effort, which was also forwarded to the Pleasant Grove Historic Preservation Commission. Mayor Jensen asked Staff to post the report to the City's social media.

b. Staff Business.

Library Director, Sheri Britsch reported on the following:

- The new front desk and teen furniture had been installed, and the teen area was already popular with young residents.

Police Chief, Keldon Brown reported on the following:

- The DUI crew was working very hard, with one arrest the previous evening and another at 10:00 a.m. that morning.
- He had interviewed for the open positions and hoped to have the department fully staffed soon.
- The party in the park was taking place that day.
- Another email update would be sent out the following day. Things can change very quickly.

Recreation Director, Megan Zollinger reported on the following:

- The Recreation Department was getting ready for fall programming.
- The new Sports Coordinator, James Blake III started that week, and they are excited to have him on the team.
- They are partnering with Mikey's League for the September 5 Adaptive Sports Camp for youth and adults. The Utah Mammoth and Utah Jazz will also be there.
- An 18-and-older division is being added to Junior Jazz this year.
- They recently started a program called Pitch that allows people to opt in for text messages. They can now opt in for weather updates, pool updates, etc., which should help with communication.

Council Member Andersen reported that she spoke with the gentleman from Mikey's League, who spent 30 minutes complimenting Director Zollinger for her responsiveness and assistance. Director Zollinger stated that it is a wonderful opportunity, and she was proud to be part of it.

Parks Director, Deon Giles, reported on the following:

- The drought was revealing weaknesses in the irrigation systems. Three mains went down last week. However, he was grateful to still have water. Dirt was dry eight feet deep at the cemetery, which he had never seen before.
- There had been several splash pad closures over the past few weeks. It must be closed if there is lightning within seven miles and remain closed for 30 minutes after the last lightning strike. It was also closed for chlorine and pump issues. Dogs were also an issue because it must be shut down for one hour every time a dog enters the splash pad. Splash pads must follow the same health regulations as a pool.

Human Resources Manager, David Packard, reported on the following:

- The Employee Summer Party for employees and their families would be held on Thursday, August 6 at 6:00 p.m.
- He thanked everyone who was involved in the Citizens Academy. He had gained greater appreciation for the variety of tasks first responders do and the training that is required, and encouraged residents and employees to attend the academy. He enjoyed seeing the canines in action, drones, tasers, the night of detective work, traffic and DUI stops, shooting range, first aid, and car extrication.

Public Works Director, Neal Winterton, reported on the following:

- He appreciated the Parks Department's efforts to use appropriate amounts of water. Churches and schools were also doing a good job of conserving water.
- Paving of 8000 North and 6800 North was scheduled to begin. Contractors often hit water lines during those projects. Added to normal issues, there had been a lot of water line breaks.
- Water and Sewer Manager, Drew Hoffman texted him the following update at 10:30 p.m.: "Culinary is back on for the night. On PI, we have an 18-inch saddle with broken welds. We do not have and cannot find a replacement saddle tonight, and we cannot completely shut off the water in this 18-inch main. We are going to install a repair clamp over the hole and leave the main off, and the trench open and barricaded, until morning. Hopefully we can find a replacement saddle first thing tomorrow. We have a pretty large PI shut around 1100 North/500 East. We may get some calls. We'll be going home for the night in about 30 minutes." They started their day at 6:00 a.m. and dealt with two leaks, one culinary and one irrigation. Drew Hoffman is a salaried employee who is not paid overtime, but he was still making flawless decisions at 10:30 p.m.. Public Works staff knows exactly what to do and how to respond.
- The Streets Department installed rapid-flashing beacon signs at the Locust Ave crossing near the high school parking lot. They also updated the school warning signs on 1300 West. Staff had audited all school signs across the City and compiled a long list of signage that needed to be updated.

Council Member LeMone asked for an update on the City's secondary water supply. Director Winterton reported that it was being monitored on a daily basis. Usage was slightly under average, and the preparations they made should maintain the supply through the end of the year. Many residents were doing their part on conservation, and the City was also actively enforcing overuse and wrong-day use. In response to a follow-up question, he indicated that fewer complaints had been received about the filters than in previous years. There was extreme runoff a few years ago, which pushed sediment in the system. The City had also turned the water off and on several times to install secondary meters, which also pushed sediment into the filters. They had budgeted for secondary water flush locations, and some had been installed.

Fire Chief, Drew Engemann, reported on the following:

- The SWAT medics responded to calls at a drug lab and for a barricaded assailant. They are well-respected and doing a great job working with Sheriff Smith.
- The wildland team came home the previous Friday but was now in Oregon assisting with the 270,000-acre Coleman Creek fire. Resources are closely tracked, and Utah ensures that enough wildland crews remain in the state to handle any local wildfires.
- He had conducted interviews for the open positions and made three offers. The department should be fully staffed soon.
- They had approximately 190 calls in July, averaging six per day.

Assistant to the City Administrator, Sierra Pierson, reported on the following:

- Applications for the Youth Council would close on August 30. All community members in ninth through twelfth grade were eligible to apply, and the application was available on the Youth Council's Instagram page and the City website. The Youth Council was reinstated last year with a four-month pilot program. Members work with the City Council and on their own initiatives, as well as participate in City events. It is a great way for youth to learn how government works and become involved in the community.
- The City Council had been invited to the Mayor's Night at the Ruth.

City Administrator, Scott Darrington, reported on the following:

- The Vista Bank ribbon cutting was scheduled for August 5 at 2:00 p.m.
- The Employee Pool Party would be held on August 6 at 6:00 p.m.
- The Historic Preservation Commission would conduct a walking tour on August 17 at 6:30 p.m. beginning at the southwest corner of Downtown Park.
- The Truth in Taxation hearing was scheduled for August 11 at 6:00 p.m.. As it was a special meeting, there would be no opening remarks or open session. It would begin with a reading of the Property Tax Impact Statement, followed by a presentation from Administrator Darrington. The public hearing would then be opened. No Council action was required as the final budget would be adopted at the August 18 meeting.

Council Member Rogers asked about the process for the Truth in Taxation hearing. He preferred to have an open house so the proposal could be discussed before the open session, where there is no interaction. City Attorney, Christine Petersen, reported that an open session would be allowed

in a separate meeting. Administrator Darrington added that the meeting would be noticed as a Work Session but advertised as an open house and recommended that it begin at 5:00 p.m.

In response to a question from Council Member LeMone, Attorney Petersen reported that the new statute was unclear. Some cities planned to adopt their budget on the same night as the Truth in Taxation hearing, but the statute had always specified that nothing else could be done at that meeting. The safe course of action was to vote at the next meeting. Council Member LeMone stated that she would prefer to take action that night as otherwise it may look like the Council is doing something behind closed doors. Attorney Petersen explained that Staff had received conflicting direction from the Utah League of Cities and Towns ("ULCT"). It was the first year for the new rules, and there were contradictory requirements. Utah County city attorneys had decided to exercise caution and maintain a separate hearing.

Administrator Darrington stated that the City Council would have the opportunity to speak after the public hearing, but they would not take an official vote. The next meeting would also be open to the public. The City had exercised caution throughout the process, which was why the Property Tax Impact Statement was read at every meeting. He recommended that a Work Session be noticed for 5:00 p.m. and talked about publicly as an open house where people can ask questions and have an informal discussion with the Council. During the actual meeting, the materials will be reviewed prior to the public hearing.

Mayor Jensen stated that Council Member LeMone had made valid points and asked how many other cities were voting on the same night. Attorney Petersen clarified that most cities were not taking action at the meeting. Those that were had interpreted the statute as giving cities a choice, but most had chosen to take a safer route. Staff had been very cautious because they do not want to risk the Utah State Tax Commission deciding that it was done incorrectly and voiding the tax increase, as happened to some cities in 2025.

Administrator Darrington stated that the process was consistent with how the City handled tax increases in the past. Council Member LeMone agreed but indicated that residents found it frustrating and nontransparent. Administrator Darrington pointed out that most criticism received four years ago was about the Council not listening to residents and increasing taxes anyway. The hearing and action were separated to provide time for the Council to deliberate on what was said during the hearing. However, he agreed with Council Member LeMone that some residents would prefer to have closure that night. He would also prefer that the matter be concluded, but Staff's recommendation was to wait.

Council Member Phillips asked that a notation be added to the agenda and notice indicating that a vote will not be taken at the meeting. Administrator Darrington confirmed that it would be noted, and he would also make a statement to that effect at the beginning of the public hearing.

The format was discussed, and it was indicated that the open house would not be streamed as the Council would be having one-on-one conversations with citizens. Council Member Andersen requested that informational materials be made available as well.

Community Development Director, Daniel Cárdenas reviewing the evening's three public hearing items.

Item 9A was a proposal from St. John Properties to add Use 6410: Automobile Repair and Repair Services, as a Permitted use in the Business and Manufacturing Park ("BMP") Zone. The Applicant was in negotiations with a car wash business, which were not currently a permitted use in the zone. Staff review determined that automobile repair services are problematic as they can be messy and require Code Enforcement action. The nature of the use is intense. After discussion, the Planning Commission forwarded a recommendation of approval excluding Use 6411: Mechanic Shops. The BMP Zone is intended for light manufacturing and acts as a buffer between the Manufacturing Distribution ("MD") and Grove Zones.

Council Member Rogers stated that the City Council is regularly asked to change uses. Some cities approve a change but limit the number of locations that can operate under that use within a zone. For example, American Fork allows tattoo parlors but limits them to one per mile. In some areas of the City, prime retail locations were being filled by banks that do not provide a sales tax benefit. He asked if there was a way to encourage a mixture of uses. Director Cárdenas indicated that those types of buffers are typically put in place for check-cashing businesses. It would require further study to determine which uses should be restricted. While that may be practical for retail zones, the subject property is in a light manufacturing zone.

Council Member Rogers asked why car washes were initially prohibited in the zone. Director Cárdenas explained that the list of uses has more than 2,000 entries. When the zone was created, it only included Permitted uses that the City believed were appropriate at the time. In this case, Staff believed a car wash was a fitting use for the zone.

Item 9B was a request to add Use 6295: Tattooing as a Permitted use in The Grove Zone. The Grove includes three subdistricts, the most restrictive of which is The Grove Interchange Subdistrict near the freeway. Code Enforcement visited an existing business in the zone and determined that tattooing was taking place, at which point the business owner was told they could not operate in the zone. Most cities typically only allow tattooing or body art in one to two zones. Use 6295 was a permitted use in two zones in Pleasant Grove, including properties in The Grove Zone that front on State Street and in association with Use 6230: Beauty and Barber Services.

As it is a service use, Staff had determined that Use 6295 was not an appropriate use for the zone. Director Cárdenas reported that once a use is permitted, it cannot be restricted and must be allowed in the entire zone. The Planning Commission reviewed the item and recommended denial in a split decision.

Item 9C was a request to add the Residential Agricultural Overlay ("RAO") to an approximately 2.18-acre property in the R-1-20 Zone. The Applicant wished to have a vineyard and farm animals. Director Cárdenas reported that over 10 neighbors attended the Planning Commission hearing to express their support of the application. In response to a question raised by Council Member LeMone, he confirmed that no neighbors expressed concerns about potential odors. Notices were sent to neighboring property owners, and the Applicant also spoke with each of his neighbors about

the proposal. After review, the Planning Commission forwarded a unanimous recommendation of approval.

ADJOURNMENT

MOTION: At 5:28 PM, Council Member Phillips moved to ADJOURN the Work Session. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

The City Council Work Session Minutes of August 4, 2026, were approved by the City Council on August 18, 2026.



Wendy Thorpe, CMC
City Recorder

(Exhibits are in the City Council Minutes binders in the Recorder's office.)

**Pleasant Grove City
City Council Meeting Minutes
Regular Session
Tuesday, August 4, 2026
6:00 PM**

Mayor: Eric Jensen

Council Members: Dianna Andersen
Cyd LeMone
Dustin Phillips
Steve Rogers
Todd Williams

Staff Present: Scott Darrington, City Administrator
Sierra Pierson, Assistant to the City Administrator
Christine Petersen, City Attorney
Neal Winterton, Public Works Director
Wendy Thorpe, City Recorder
Denise Roy, Finance Director
David Packard, Human Resources Manager
Drew Engemann, Fire Chief
Keldon Brown, Police Chief
Carl Nielson, Police Department Lieutenant
Daniel Cárdenas, Community Development Director
Soad Sing, Management Intern
Deon Giles, Parks Director
Sheri Britsch, Library Director

Excused: Megan Zollinger, Recreation Director

The City Council and Staff met in the Community Room, 108 South 100 East, Pleasant Grove, Utah.

6:00 PM REGULAR CITY COUNCIL MEETING

1) CALL TO ORDER

Mayor Eric Jensen called the meeting to order at 6:00 PM and welcomed those present.

2) PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Williams.

3) **OPENING REMARKS**

The Opening Remarks were offered by Council Member Andersen.

4) **APPROVAL OF MEETING AGENDA**

MOTION: Council Member Andersen moved to APPROVE the Meeting Agenda, as presented. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

5) **OPEN SESSION**

Mayor Jensen opened the Open Session. There were no public comments. The Open Session was closed.

6) **CONSENT ITEMS**

- A. City Council Minutes for the June 16, & June 22, 2026, Meetings.
- B. Payment Approval Reports for July 23, 2026.

MOTION: Council Member Phillips moved to APPROVE the Consent Items. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

7) **BOARD, COMMISSION, COMMITTEE APPOINTMENTS**

- A. None.

8) **PRESENTATIONS**

- A. None.

9) **PUBLIC HEARING ITEMS**

- A. **Public Hearing to Consider Ordinance (2026-022) to consider the request of St. John Properties to amend Section 10-12A-2: Permitted, Conditional, and Accessory Uses in the Business and Manufacturing Park (BMP) Zone, to add Use 6410 (Automobile Repair and Related Services) to the list of permitted uses within the Zone. Presenter: Director Cárdenas.**

Community Development Director, Daniel Cárdenas, presented the Staff Report. The item was for a Code Text Amendment to add Use 6410: Automobile Repair and Services as a permitted use in the BMP Zone, which is a light manufacturing zone that provides a buffer between the MD and Grove Zones and primarily contains flex-space buildings.

Use 6410: Automobile Repair and Services includes the following related uses:

- 6411: Automobile repair (Included body shops, brake repair, mufflers, transmission repair, carburetor, radiator, wheel alignment, etc.)
- 6412: Tire retreading and recapping
- 6413: Auto paint shops
- 6414: Seat covers and auto tops
- 6415: Motorcycle, motor scooter, and bicycle repair
- 6416: Auto washing, polishing, detailing
- 6417: Auto washing, self-service
- 6418: Auto glass installation and service
- 6419: Other automobile service, except repair and wash, NEC. (Includes motor clinics, auto towing service, lube, diagnostic, tune-ups, parts replacement, ignition accessory parts only.)

Staff reviewed the above list of uses and determined that Use 6411 was not appropriate for the zone as it is an intense use that requires outdoor storage of inoperable vehicles and produces many nuisances. After review, the Planning Commission recommended approval of Use 6410 with the exception of Use 6411.

In response to a question raised by Council Member Phillips, Director Cárdenas reported that outdoor storage was already regulated, but it is difficult for automobile repair services to meet those requirements. City Administrator, Scott Darrington, added that it is an issue of enforcement. For example, the use is allowed on 200 South near State Street, and Code Enforcement is at those properties regularly.

Council Member Phillips stated that there is a tire repair shop in a neighboring city that stores tires outside, and that use would have the same issues with aesthetics. Director Cárdenas explained that Pleasant Grove City requires inventory to be hidden, and it is easier to properly store tires than inoperable vehicles. Code Enforcement visits the City's automobile repair businesses approximately once every two months. They speak with the business owner and the property is cleaned up, but the nature of the business is such that the violations reappear.

Council Member LeMone stated that the use should not be permitted because it requires constant monitoring and cleanup. When the new offramp is completed, she would like to consider rezoning the area from light manufacturing to retail. There were already appropriate areas for those types of services on State Street, Center Street, and Geneva Road. Council Member Phillips stated that a car wash would fit with that vision. Council Member LeMone agreed but stated that it would not be her first choice considering how many car washes were already operating in the area. Director Cárdenas confirmed that the Applicant's first request was for a car wash, but they had since requested to allow more uses in order to increase their potential tenant pool.

Council Member Rogers asked for clarification on Use 6419, which includes towing services. Director Cárdenas clarified that it is an office use only and vehicle storage would not be allowed. Short- and long-term parking associated with towing is a different use category.

The Applicant, Marty Beaumont of St. John Properties, stated that they believe the uses are suitable for the future 40,000-square-foot flex-space building and BMP Zone. The majority of the zone is

either developed or in development. It is a transitional zone, and it is their opinion that the uses are conducive to the zone. As it is not located on a direct transportation corridor, it would be difficult to attract retail to the property.

Mr. Beaumont stated that some tire shops like Les Schwab or Burt Brothers look good and are great tenants, and St. John Properties would not want an unkempt business at the front of the building. He understood the Council's concerns but believed they were manageable. They were not currently contracted with a car wash or other automobile service but are always looking at good uses to market their properties to.

In response to a question raised by Council Member Rogers, Mr. Beaumont stated that they did not plan to construct an additional building on their property, but there was one vacant one-acre parcel remaining in the development, and the application was to allow the use in the entire BMP Zone. In speaking with his leasing group, the first use they discussed was a car wash, but they hoped to open additional uses for the location.

Mayor Jensen opened the public hearing. There were no comments. The public hearing was closed.

Council Member Rogers asked about design standards for the zone. Director Cárdenas reported that there are construction standards related to setbacks, etc., but no strict design standards for the zone. Outside storage is regulated in that it must be associated with a retail use and in a fenced area. The BMP Zone is not as strict as The Grove but more restrictive than the MD Zone.

ACTION: Council Member Andersen moved to APPROVE Ordinance 2026-022 to consider the request of St. John Properties to amend Section 10-12A-2: Permitted, Conditional, and Accessory Uses in the Business and Manufacturing Park (BMP) Zone, to add Use 6410 (Automobile Repair and Related Services) to the list of permitted uses within the Zone. Council Member Williams seconded the motion. Vote on Motion: Council Member Andersen – Yes; Council Member Rogers – No; Council Member LeMone – No; Council Member Williams – Yes; Council Member Phillips – Yes. The motion passed 3-to-2.

B. Public Hearing to Consider Ordinance (2026-023) to consider the request of Dallas Curtis to amend City Code Section 10-14-24-3-D: Permitted uses in The Grove Interchange Subdistrict, to add Use 6295 (Tattooing) to the list of permitted uses within the Zone. Presenter: Director Cárdenas.

Director Cárdenas presented the Staff Report. The item was a Code Text Amendment to add Use 6295: Tattooing to the list of permitted uses in The Grove Interchange Subdistrict. The Grove District includes the Interchange, Commercial Sales, and Mixed Housing Subdistricts. The City was intentionally selective in permitted uses in the zone, and more so the Interchange Subdistrict.

Staff determined that Use 6295 was already allowed in the CG Zone, as well as properties in The Grove Zone that face State Street, and any additional uses in the subdistrict should be retail in nature. After review, the Planning Commission forwarded a split recommendation of denial.

In response to a question from Council Member Phillips, Director Cárdenas reported that the Planning Commission's recommendation of denial was based on the fact that the use was already allowed in other zones and no other service uses should be allowed in the zone.

Mayor Jensen opened the public hearing. There were no comments. The public hearing was closed.

Council Member Williams stated that he had researched the item, and the use was allowed in other areas of the City. He did not believe it was appropriate for The Grove Interchange Subdistrict.

Council Member Rogers indicated that the Planning Commission vote was 4-3 in favor of denial and asked for more information on why three Commissioners voted for approval. Director Cárdenas reported that they believed it would be a good fit for the zone but did not provide specific details on their reasoning. The four members who voted against the item were clear that they did not believe the use was compatible with the zone, that it was already permitted in other areas, and that they wanted to encourage more retail uses.

Council Member Phillips indicated that his biggest concern was the lack of sales-tax generating ability, not the use itself. Council Member LeMone stated that that was a double standard because the Council had just approved mechanic shops, which also do not generate a lot of tax revenue.

ACTION: Council Member LeMone moved to APPROVE Ordinance 2026-023 to consider the request of Dallas Curtis to amend City Code Section 10-14-24-3-D: Permitted uses in The Grove Interchange Subdistrict, to add Use 6295 (Tattooing) to the list of permitted uses within the Zone. Council Member Andersen seconded the motion. Vote on Motion: Council Member Andersen – Yes; Council Member Rogers – No; Council Member LeMone – Yes; Council Member Williams – No; Council Member Phillips – No. The motion failed 3-to-2.

Council Member Phillips stated that mechanic shops were not approved, and tire shops generate sales tax revenue. Council Member LeMone remarked that it was also about having a variety of shops and reaching a different demographic.

C. Public Hearing to Consider Ordinance (2026-024) to consider the request of Hugh and Melissa Hinkson to add the Residential Agricultural Overlay (RAO). Presenter: Director Cárdenas.

Director Cárdenas displayed an aerial map of the 2.18-acre subject property, which was currently zoned R-1-20. The zone requires a minimum of 20,000 square feet of land and only allows residential uses. The application was to apply the Residential Agricultural Overlay to the property to allow agricultural uses, including animal rights. The Planning Commission reviewed the proposal and forwarded a unanimous recommendation of approval.

The Applicant, Hugh Hinkson, thanked Director Cárdenas and City Planner, Jacob Hawkins, for their assistance with the application. His family purchased the subject property and moved there from Orem approximately 30 days previously. He and his wife, Melissa, had five children between the ages of two and twelve and intended to have more. They met at Brigham Young University,

moved to Chicago, and then moved back to Utah 10 years ago. He is the Chief Commercial Officer at Pattern, an e-commerce and technology company.

There are no screens in his home besides his work laptop and two smartphones, which forces his family to think and act differently. They spend a lot of time reading and outdoors. They had five beehives, chickens, and an orchard in Orem. Pleasant Grove has a lot to offer a family like his, including its parks and trail system. The neighborhood also reflects who they are, with six horse properties and more with chickens and fruit trees. They intended to have a dairy cow, chickens, geese, an orchard, greenhouse, and honeybees. They did not plan to have pigs. Caring for living things teaches children empathy, hard work, and responsibility. It also helps them understand the consequences of their actions.

It was important that his family live in a place that both felt like home and that they could make a positive contribution to. In asking for the agricultural overlay, they spoke with as many neighbors as possible because the decision would affect them as well. He personally knocked on 50 doors and spoke to 42 families. Each conversation was respectful and supportive, and he wanted to allow his neighbors to speak with him about any concerns they may have. His family was committed to taking care of the property, being fantastic neighbors, and raising their children to understand stewardship, hard work, and service. He hoped that the property would benefit both his family and the community.

Mayor Jensen opened the public hearing.

Jennifer Goodman stated that her deck overlooks the subject property, which was currently full of weeds. She was thrilled when Mr. Hinkson told her what he was going to do and was impressed that he asked her opinion. She is okay with roosters because she gets up early.

Joe Ivie lives nearby and spoke in favor of the proposal. His family has lived in the area for generations. He has chickens, and the horse from Mickelson Farm passes by his home every day. It was not really a change of use for the area.

Danny and Chris Ward live next door to the subject property. They had lived in Pleasant Grove four times; they always come back because they love the variety. Mickelson Farm is down the street, and their children love visiting it. Mr. Hinkson showed her children the beehives, which was invaluable hands-on education. They were in favor of the application.

Lauren Jardine stated that she lives behind the chapel near 1100 North and would not be affected by the farm, but she was present to speak to the Hinkson family's character. Their children go to school together, and she had known the family for a few years. They were meticulous with their property, and Mr. Hinkson is an incredible gardener. Pleasant Grove was blessed to have them.

Steve Bodine lives across the street from the subject property. He and his wife, Ellen, had lived in Pleasant Grove for 33 years and seen a lot of changes in that time. They enjoyed having the Hinkson family as neighbors and were in favor of the changes they planned for the property.

Matt Reem lives directly east of the subject property and was in favor of the proposal.

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

Council Member Williams expressed his appreciation for Mr. Hinkson reaching out to his neighbors. He asked about the parameters of the RAO. Director Cárdenas reported that the overlay was created with the intention of allowing agricultural uses on areas of a property that are not occupied by a dwelling. It requires a minimum lot size of two acres, and a formula is applied to determine how much of the property can be dedicated to agricultural uses. There are limits on animals based on their type and size. City Attorney, Christine Petersen, added that the limit is *any combination of 15 goats, sheep, llamas, or similar animals per net useable agricultural acre.*

Council Member Rogers stated that Mr. Hinkson had great plans and asked if the RAO would exist in perpetuity regardless of who owns the property. Attorney Petersen confirmed that the zoning would run with the land unless the land owner requested that it be rezoned.

MOTION: Council Member Andersen moved to APPROVE Ordinance 2026-024 to consider the request of Hugh and Melissa Hinkson to add the Residential Agricultural Overlay (RAO). Council Member Williams seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

10) ACTION ITEMS READY FOR VOTE

A. None.

11) ITEMS FOR DISCUSSION

A. Continued Items from the Work Session, if Needed.

There were no additional items from the Work Session.

12) REVIEW AND DISCUSSION OF THE AUGUST 11, 2026 AND AUGUST 18, 2026 CITY COUNCIL MEETINGS.

No additional information was shared.

13) MAYOR AND COUNCIL BUSINESS

Council Member LeMone thanked the Public Works and Parks Departments for their hard work in the heat. She did not remember it being so hot every day.

Council Member Rogers appreciated being able to rely on Staff to provide information on short notice.

Council Member Phillips thanked the Police and Fire Departments for their long hours and late nights.

14) SIGNING OF PLATS

No plats were signed.

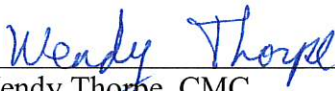
15) REVIEW CALENDAR

No calendar items were reviewed.

16) ADJOURN

MOTION: At 6:53 p.m., Council Member Andersen moved to ADJOURN the Pleasant Grove City Council Meeting. Council Member LeMone seconded the motion. The motion carried unanimously with Council Members Andersen, LeMone, Phillips, Rogers, and Williams voting “Yes.”

The City Council Minutes of August 4, 2026, were approved by the City Council on August 18, 2026.



Wendy Thorpe, CMC
City Recorder

(Exhibits are in the City Council Minutes binders in the Recorder's office.)

