

Pleasant Grove



Utah's City of Trees

PLEASANT GROVE CITY PLANNING COMMISSION MEETING MINUTES SEPTEMBER 12, 2024

PRESENT: Chair Karla Patten, Commissioners Dustin Phillips, Jim Martineau, Wendy Shirley, Alicia Redding, Kenna Nelson, Denise Trickler

STAFF: Daniel Cardenas, Community Development Director; Jacob Hawkins, City Planner; Christina Gregory, Planning and Zoning Assistant; Magali Acevedo, Administrative Assistant

EXCUSED: Commissioners Jeffrey Butler and Todd Fugal

Chair Karla Patten called the meeting to order at 7:00 p.m.

REGULAR SESSION

Commission Business:

1. Pledge of Allegiance and Opening Remarks: Commissioner Trickler led the Pledge of Allegiance. Commissioner Shirley offered the opening remarks.

2. Agenda Approval.

- **MOTION:** Commissioner Martineau moved to APPROVE the agenda as written. Commissioner Redding seconded the motion. The Commissioners unanimously voted "Yes". The motion carried.

3. Staff Reports:

- **MOTION:** Commissioner Phillips moved to APPROVE the Staff Reports. Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Yes". The motion carried.

4. Declaration of Conflicts and Abstentions from Commission Members.

There were no declarations or abstentions.

ITEM 1 - Public Hearing: Conditional Use Permit – Located at 527 West State Street Unit 105
(Mud Hole Neighborhood)

Public Hearing to consider a request from Total Care Wellness for a conditional use permit for Use #6376 – General Warehousing and Storage, for a flex space building, located at 527 West State Street Unit 105, on approximately 0.04 acres in the General Commercial (C-G) Zone. (Administrative Item)

City Planner, Jacob Hawkins, presented the Staff Report and identified the building located at 527 West State Street on a zoning map displayed. He reported that the applicant, Total Care Wellness, is seeking a Conditional Use Permit. The building is in the General Commercial (C-G) Zone and held the required public hearing as a commercial space in June 2015 and was constructed the following year. Since then, as each space has become occupied, staff has approved the permitted uses. The zone, however, requires a Conditional Use Permit for warehouse uses. This is the first Conditional Use Permit being sought for warehousing in the building. The applicant plans to have office space in the front with storage and distribution in the back.

Mr. Hawkins reported that typically, two factors are considered when warehousing uses are being considered. They include the impact on nearby residential housing and parking availability. In this case, there are no residential uses nearby as the use of the primary building use is office space. Parking for warehouse uses require one space for every 6,000 square feet or one space for the maximum number of employees present at any one time. The proposed area is not particularly large, and parking will not be an issue. As the building is already approved with doors in the back, there are no parking issues, and the surrounding area is commercial in nature; staff recommended approval. Staff had not added any specific conditions but if the Commission determines that specific conditions are needed, they can be added.

Commissioner Nelson asked what percentage of the space will be for retail versus storage. Planner Hawkins stated that, per their business license application, the entire business occupies about 3,000 square feet but he did not have the ratio of office to storage space available. His understanding is that the main use of space is for warehousing and distribution and there will be no retail.

Commissioner Martineau asked if the Conditional Use Permit will be for the entire zone. Planner Hawkins clarified that the Conditional Use Permit will apply to only this one particular unit as the building itself is comprised of condominium units owned by different entities.

The applicant, Michelle Jorgensen, reported that she is the lessee and not the owner and then clarified that a retail area has been built on the front of the property covering about 150 square feet of space, and it will be used for retail. Commissioner Phillips asked staff to comment on the impact, if any, of using part of the space for retail use. Planner Hawkins stated that retail uses require one parking space for every 200 square feet of gross square footage and office space requires one parking space for every 300 square feet. As the dedicated space is smaller than either size, it will not be a problem.

Chair Patten opened the public hearing. There were no public comments. The public hearing was closed.

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2 The Chair invited the Commissioners to either continue the discussion regarding the item or bring
3 a motion if no further discussion was necessary.
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5 **MOTION:** Commissioner Redding moved that the Planning Commission APPROVE the request
6 of Total Care Wellness to permit Use 6376 – General Warehousing and Storage, on property zoned
7 the General Commercial (C-G) Zone, located at 527 West State Street, Unit 105; and adopting the
8 exhibits, conditions, and findings of the staff report, and as modified by the condition below:
9

- 10 1. All Final Planning, Engineering, and Fire Department requirements are met.
11

12 Commissioner Martineau seconded the motion. The Commissioners unanimously voted “Yes”.
13 The motion carried.
14

15 **ITEM 2 – Public Hearing: Code Text Amendment – Section 10-14-24-1-C: Permitted Uses**
16 **in The Grove Commercial Sales Subdistrict**
17 **(City Wide)**

18 Public Hearing to consider the request of Jared Osmond to amend City Code Section 10-14-24-1-
19 C: Permitted and Conditional Uses, by modifying the provisions and requirements for permitted
20 principal uses within The Grove Commercial Sales Subdistrict, to permit Use #8222 – Animal
21 Hospital Services. (Legislative Item)
22

23 Planner Hawkins presented the Staff Report addressing the request that Use #8222 be added to the
24 list of permitted uses for The Grove Commercial Sales Subdistrict. The zoning map was displayed
25 with approximate borders of State Street, North County Boulevard, and Pleasant Grove Boulevard
26 and a mix of residential housing, a manufacturing zone, and other commercial uses adjacent to it.
27 The Grove Commercial Sales Subdistrict was envisioned to create an attractive commercial area
28 (using high-quality architecture and site design) and allow for a blend of uses including offices,
29 retail, and facilities for public use. It is considered the crown jewel of Pleasant Grove as it is
30 located in a high-volume traffic area along the major corridors and main streets leading to the
31 freeway and serves as the entryway into the City.
32

33 Planner Hawkins described a veterinarian as a person licensed to treat animals and an animal
34 hospital as a medical facility with specialized equipment run by one or more professional
35 veterinarians who diagnose and treat animals for a variety of conditions including surgeries and
36 emergency services. The type of services offered varies among hospitals as does the type and size
37 of animals treated with some focusing on pets and others servicing livestock. Intensive care may
38 be provided, and there may be a need for animals to be kept overnight or boarded. Pleasant Grove
39 categorizes animal service uses as follows:
40

- 41 • Permit Use #8221 is used for veterinarian services;
42 • Permit Use #8222 is used for animal hospital services; and
43 • Permit Use #8224 is used for boarding facilities, which include kennels, breeding, training,
44 or grooming service.

1 The primary difference between veterinarian services and animal hospitals is that veterinarian
2 clinics are not permitted to keep pets overnight. As such, veterinary services would be the less
3 intense use. It was noted that if animal hospitals with overnight boarding are allowed in the Grove
4 Commercial Sales Subdistrict, overnight animal boarding will be considered a permitted use.
5 Further, because both veterinarian clinics and animal hospitals have the potential to generate a lot
6 of noise outside the building, it is important to consider the surrounding uses when determining
7 the appropriateness for the zone. Some of the areas are adjacent to residential uses, making the
8 potential for noise a factor. Parking requirements for this type of business require one parking
9 space for every 200 square feet of gross floor area. Parking would be for staff working on-site and
10 customers bringing their animals to and from the site. As animal hospitals are already permitted
11 in other zones and because they are a highly intensive use with the ability to keep animals
12 overnight, staff recommended denial. Alternatively, staff recommended Use #8221 for the zone;
13 animal health services would still be permitted but animals could not be kept overnight.

14
15 The applicant, Jared Osmond, reported that his buildings are almost done and 100% leased with a
16 good tenant mix. The field of animal services is growing because people have a strong attachment
17 to their pets and due to the increase in the use of emotional support animals. This level of
18 attachment has fostered a movement among veterinary facilities to prefer the ease offered by retail
19 locations. In that regard, he sought out this type of tenant as they are highly successful. His
20 preference for the permitted use is for veterinary services (#8221) and not animal hospitals; and
21 he has spoken with their national brand tenant who indicated that what is offered is veterinary
22 services. They want the veterinarian service facility to be a good tenant neighbor. They are acutely
23 aware of possible noise issues and have addressed the issue by installing multiple sound mitigating
24 devices and approaches into their building such as sound channels, sound boards, extra drywall,
25 and thick walls which would comply with Code and meet any sound mitigation requirements. The
26 health department mandates an air purification system. There will be no outdoor areas or kennels.

27
28 Commissioner Phillips asked if the tenant's name included the word "hospital" in their name.
29 Applicant Osmond shared that the tenant is a nationally known brand and they do have the word
30 "hospital" in their name but, after extensive conversations with his tenant, they confirmed with
31 him that they do not offer any boarding. Planner Hawkins added that the entity name is separate
32 from the permitted use under consideration.

33
34 Commissioner Martineau asked if there would be an area designated for people walking their dogs.
35 With regard to walking dogs, they will strictly abide by the clean-up rules, follow all waste
36 management requirements, and have a designated area for such activity. Applicant Osmond
37 develops and manages all of his own projects and he understands the issues that arise with pets on
38 premise and he wants to support a walkable community.

39
40 Commissioner Trickler inquired about the use applied for when the applicant submitted for the
41 code text amendment. The applicant stated that he did not understand the nuisances of the different
42 categories for the permitted uses. What he really wants is veterinary services, which is why the
43 option for Use #8221 is now in alignment with what he wants and what the city wants.

44
45 Chair Patten opened the public hearing. There were no public comments. The public hearing was
46 closed.

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2 The Chair invited the Commissioners to either continue the discussion regarding the item or bring
3 a motion if no further discussion was necessary.
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5 Community Development Director, Daniel Cardenas, described the differences between a
6 Conditional Use Permit, a permitted use with qualified provisions, and adding a permitted use to
7 the zone. The request seeks to add a permitted use to the zone.
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9 **MOTION:** Commissioner Martineau moved that the Planning Commission forward a
10 recommendation of APPROVAL for the request of Jared Osmond to the City Council for the
11 proposed amendments to City Code Section 10-14-24-1: Permitted and Conditional Uses, by
12 adding Use #8221, Veterinarian Services with no overnight boarding permitted to the list of
13 permitted uses in The Grove-Commercial Sales Subdistrict; and adopting the exhibits, conditions,
14 and findings of the staff report, and as modified by the condition below:
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- 16 1. All final Planning, Engineering, and Fire Department requirements are met.
17

18 Commissioner Nelson seconded the motion. The Commissioners unanimously voted "Yes". The
19 motion carried.
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21 **ITEM 3 – Review and Approve the Minutes from the August 22, 2024, Meeting.**
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23 **MOTION:** Commissioner Trickler moved to APPROVE the minutes from August 22, 2024.
24 Commissioner Shirley seconded the motion. The Commissioners unanimously voted "Yes". The
25 motion carried.
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27 **MOTION:** Commissioner Redding moved to ADJOURN. The Commissioners unanimously
28 voted "Yes". The motion carried.
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30 The Planning Commission Meeting adjourned at 7:32 p.m.
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34 Planning Commission Chair
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37 _____
38 Christina Gregory, Planning & Zoning Assistant
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40 9-26-2024
41 Date Approved