Pleasant Grove
Utah's City of Trees

PLEASANT GROVE CITY
PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 26, 2024

PRESENT: Chair Karla Patten, Commissioners Jeffrey Butler, Todd Fugal, Jim Martineau, Alicia Redding, Kenna Nelson, Denise Trickler

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

EXCUSED: Commissioners Dustin Phillips, Wendy Shirley; Aaron Wilson, City Engineer

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 Jeffrey Butler led the Pledge of Allegiance. Commissioner Jim Martineau offered the opening remarks.

2. **Agenda Approval.**

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

3. **Staff Reports:**

   - **MOTION:** Commissioner Martineau moved to APPROVE the Staff Reports. Commissioner Redding 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: Code Text Amendment – Section 10-14-24-1-C: Permitted Uses in The Grove Commercial Sales Subdistrict
(City Wide)

Public Hearing to consider the request of Antonio Mendez to amend City Code Section 10-14-24-1-C: Permitted and Conditional Uses, by modifying the provisions and requirements for permitted principal uses within The Grove Commercial Sales Subdistrict, to permit Use #6416 – Auto washing, polishing, and detailing. (Legislative Item)

City Planner, Jacob Hawkins, presented the Staff Report with the zoning map displayed. The request was for a code text amendment to add use number 6416 (described as auto washing, detailing and polishing) to the Grove – Commercial Sales subdistrict. The general assumption would be that this use is for a large automatic car wash operation like Tagg N Go, which was recently constructed along Pleasant Grove Boulevard. The primary use for this type of business is auto washing but some detailing and polishing services are provided as a secondary use; where the customer can pull around and use the vacuums or, in the case of Tagg N Go, additional staff is available to clean the interior of the car.

There are other businesses that fall under this use category such as a professional detailing shop. This type of business is often contained entirely within a building with a small number of staff that clean the interior and exterior of a vehicle by removing stains, restoring paintwork, buffing and polishing, and/or removing scratches and dents. Auto washing is still a component of this type of this business, but it is considered a secondary use in preparation to provide the service of detailing and polishing.

Planner Hawkins evaluated the impact that use 6416 would have on the surrounding neighbors and determined it is dependent on the direction of the business. Historically, the use has not been permitted in the Grove Zone since the zone is designated as the first impression or crown jewel of Pleasant Grove. He suggested it is important to carefully consider the design of the buildings as well as the permitted uses in this zone as they contribute to the overall feel of the subdistrict.

Permitted uses that involve vehicles (such as auto sales, auto washes, and auto repair) may have additional impact than other uses when defining the character and overall feel of a zone. For example, a shopping center or restaurant next to a auto dealership or mechanic has a different feel than one adjacent to other retail or residential. He noted that there are two areas within the Grove – Commercial Sales Subdistrict that have auto-oriented businesses and he recognized that these businesses are located (i) west of North County Boulevard and south of State Street and (ii) east of 1300 West and south of State Street. Both of these areas allowed the permitted uses of automobile sales and automobile services but they were both restricted by geographic boundaries.

Staff recommended approval of the proposed use with similar geographic restrictions to mitigate the impact the use will have on the overall zone. Parking requirements would be dependent on the primary use with a car wash requiring 2 parking spaces plus an additional 4 in the approach lane for each wash bay or 1 space for each employee plus 5 spaces for customers if the primary use is professional polishing and detailing; which is the same requirement as an auto repair shop.

Commissioner Denise Trickler asked if there will be cars waiting to be detailed and stored over night or if this will be a same day service. Planner Hawkins explained that the business would have to meet the parking standards at the very least and each vehicle would need to be parked within a parking space. Typically, with auto polishing and detailing, the customer would set up an appointment with the detailer for a same day service.

Commissioner Butler asked if there are any restrictions for overnight parking for such a business. Planner Hawkins reviewed the code briefly and said he did not see any restrictions on overnight parking. However, there is a section of the city code that addresses nuisances if vehicles have not been moved for extended periods of time.

Chair Karla Patten asked the applicant to come forward. She acknowledged that the applicant was not present.

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

The Chair then invited the Commissioners to either continue the discussion regarding the item or bring a motion if no further discussion was necessary.

Commissioner Martineau stated that since the business is already in operation, the applicant is in the process of obtaining his business license, and his work for the local dealership has not been causing any issues; he does not see any reason not to grant the request

Commissioner Redding mentioned that she likes the geographic restrictions that were being recommended by staff so that it limits the use to a smaller area of the zone.

MOTION: Commissioner Todd Fugal moved that the Planning Commission forward a recommendation of APPROVAL for the request of Antonio Mendez to the City Council for the proposed amendments to City Code Section 10-14-24-1: Permitted and Conditional Uses, by adding Use #6416, auto washing, polishing, and detailing, to the list of permitted uses in The Grove – Commercial Sales Subdistrict; and adopting the exhibits, conditions, and findings of the Staff Report, and as modified by the conditions below:

1. That the use be permitted only in the area west of North County Boulevard, between State Street and Center Street.
2. All Final Planning, Engineering, and Fire Department requirements are met.

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

ITEM 2 – Review and Approve the Minutes from the September 12, 2024, Meeting.

MOTION: Commissioner Redding moved to APPROVE the minutes from September 12, 2024. Commissioner Kenna Nelson seconded the motion. The Commissioners unanimously voted "Yes". The motion carried.

MOTION: Commissioner Butler moved to ADJOURN. The Commissioners unanimously voted "Yes". The motion carried.

The Planning Commission Meeting adjourned at 7:12 p.m.

Planning Commission Chair

Christina Gregory, Planning & Zoning Assistant

10-10-2024
Date Approved