

Provo City Planning Commission Administrative Hearing
Report of Action
July 16, 2025

ITEM 1 Spencer Strong requests a Conditional Use Permit for a veterinary service (SLU 8221) in the SC2 (Community Shopping Center) Zone, located at 2255 N University Pkwy, Suite 23. Carterville Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.gov PLCUP20250294

The following action was taken on the above described item by an Administrative Hearing Officer, acting in behalf of the Provo City Planning Commission, on: July 16, 2025.

APPROVED WITH CONDITIONS

Administrative Hearing Officer: Aaron Ardmore

Includes facts of the case, analysis, and conclusions outlined in the Staff Report, with any changes noted. Administrative Hearing Officer determination is consistent with the Staff analysis and determination.

CONDITIONS OF APPROVAL

Provo City Code 14.34.250(9)

Veterinarian Services (Including Animal Hospital Services and Animal Kennels, Animal Boarding, Breeding, Training and Grooming (Excluding Large Animals)).

- (a) Experimental or scientific research activities are prohibited;
- (b) No on-site disposal or burial of dead animals is permitted;
- (c) Each facility shall be located completely within an air-conditioned and soundproofed building; except for outdoor, on-leash (accompanied by an attendant) walking areas for not more than two (2) animals at a time;
- (d) Animal noise shall not be audible at the nearest property line;
- (e) Overnight boarding shall be limited to animals receiving treatment on the premises;
- (f) Services shall be limited to small animals only;
- (g) No services shall be permitted for poisonous or dangerous animals; and
- (h) Cremation services shall be:
 - (i) Provided only as an accessory use;
 - (ii) Limited to animals treated at a veterinary clinic or animal hospital where the cremation services are provided; and
 - (iii) Contingent upon obtaining a permit from the Utah State Division of Air Quality.

APPROVED/RECOMMENDED OCCUPANCY

Standard Land Use Code 8221

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES

The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

The Neighborhood District Chair determined that a neighborhood meeting would not be required.

NEIGHBORHOOD AND PUBLIC COMMENT

The Neighborhood District Chair was not present or did not address the Planning Commission during the hearing.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following: No concerns were raised by the public

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

This facility will be used as a preventative care for dogs in their health and hygiene

ADMINISTRATIVE HEARING OFFICER

Key points discussed by the Administrative Hearing Officer included the following:

The applicant must agree to and sign the conditions listed in Provo City Code 14.34.250(9)

Which are:

Veterinarian Services (Including Animal Hospital Services and Animal Kennels, Animal Boarding, Breeding, Training and Grooming (Excluding Large Animals)).

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- (g) No services shall be permitted for poisonous or dangerous animals; and
- (h) Cremation services shall be:
 - (i) Provided only as an accessory use.
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 - (iii) Contingent upon obtaining a permit from the Utah State Division of Air Quality.



Administrative Hearing Officer



Development Services Director

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report for further detailed information. The Staff Report is a part of the record of the decision of this item.

Administrative decisions **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees, to the Development Services Department, 445 West Center Street, Provo, Utah, **within fourteen (14) calendar days of the Hearing Officer's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS