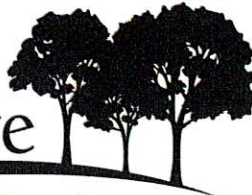


Pleasant Grove



Utah's City of Trees

**PLEASANT GROVE CITY
PLANNING COMMISSION MEETING MINUTES
OCTOBER 9, 2025**

PRESENT: Chair Alicia Redding, Commissioners Jeffrey Butler, Jim Martineau, Denise Trickler

STAFF: Jacob Hawkins, City Planner; Aaron Wilson, City Engineer; Christina Gregory, Planning & Zoning Assistant; Olivia Gardner, Administrative Assistant

EXCUSED: Commissioners Dustin Phillips, Todd Fugal, Karla Patten, Wendy Shirley, Kenna Nelson

Chair Alicia Redding 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.

2. Agenda Approval.

- **MOTION:** Commissioner Martineau moved to APPROVE the agenda, as amended, to continue Item 5 to the October 23, 2025, Planning Commission Meeting. Commissioner Butler seconded the motion. The Commissioners unanimously voted "Yes". The motion carried.

3. Staff Reports:

- **MOTION:** Commissioner Butler moved to APPROVE the Staff Reports. Commissioner Trickler 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.

1 **ITEM 1 – Public Hearing: Conditional Use Permit – Located at 391 West 700 South.**
2 **(Sam White’s Lane Neighborhood)**

3 Public Hearing to consider the request of Heatseeker Reptiles for a Conditional Use Permit to allow
4 Use 8200 (Agriculture Related Activities), located at 391 West 700 South in the Manufacturing
5 Distribution (M-D) Zone. The applicant is requesting to open a business to house and breed reptiles,
6 to fulfill online orders, and to educate customers. (Administrative Item)
7

8 City Planner, Jacob Hawkins, presented the Staff Report and stated that the item was a request for a
9 Conditional Use Permit (“CUP”) to allow Use 8200 in the M-D Zone. The subject property at 391
10 West 700 South is a flex-space building with multiple units that are utilized for a variety of uses,
11 including order fulfillment, automobile protection films, and video equipment. The applicant would
12 occupy Unit 8; however, if approved, the CUP would apply to the entire property.
13

14 The applicant's business involves three separate activities:
15

- 16 1. Housing and breeding of reptiles.
- 17 2. Online order fulfillment.
- 18 3. Online education.
- 19

20 Reptiles that will be housed and bred include snakes, lizards, and geckos, but would not include any
21 venomous animals. All animals will be properly stored in industry-standard enclosures that are
22 escape-proof, routinely maintained, and secured with appropriate locking mechanisms. Breeding
23 activities will take place under safe and sanitary conditions, and only thawed, frozen food items will
24 be consumed by the reptiles. All State laws will be adhered to and all requirements of Pleasant Grove
25 City Code Section 5-1-H will be met through the issuance of a kennel license.
26

27 Planner Hawkins reported that Kennel Licenses are typically issued for cats and dogs. However, the
28 following key points from Section 5-1-H are relevant to the applicant's business:
29

- 30 • Maintaining adequate ventilation and appropriate temperatures;
- 31 • Having enough space within the animal enclosure for animals to move around easily;
- 32 • Keeping animal quarters clean and sanitized; and
- 33 • Ensuring no kennel becomes a nuisance to neighboring units or property owners through
34 noise, odor, or any other nuisance.
35

36 The applicant receives online orders for reptiles and packages and ships reptile-related products as
37 part of online fulfillment. All customer interaction is conducted online. The facility is not open to
38 the public, and operations are strictly limited to staff and owners. Daily activity consists of one to
39 two employee vehicles. Online education would also be provided to customers to ensure that all
40 reptiles are adequately cared for.
41

42 Other safety and security protocols include:
43

- 44 • All animal enclosures and restricted areas will be secured with locks;
- 45 • The facility will be monitored by motion-activated security cameras;
- 46 • Sanitation procedures will be in place for cleaning enclosures, disposing of waste, and
47 maintaining a safe, odor-free environment; and

- Fire safety, ventilation, and HVAC systems meet standard commercial requirements.

Planner Hawkins reported that, as proposed, the business is specifically categorized under Use 8224: Animal kennels, animal boarding, breeding, training, and grooming (excluding large animals). Use 8224 would be permitted under the general category of Use 8200: Agricultural Related Activities, which is a Conditional Use in the M-D Zone. However, by approving Use 8200 for the subject property, the approved uses would not be limited to Use 8224.

Use 8200 has several sub-categories, including:

- Agricultural Processing such as cotton ginning and pressing.
- Animal Husbandry Services, including animal hospital services.
- Landscaping and Horticultural Services.

Because Use 8200 includes a variety of indoor and outdoor uses, Staff recommended that the Planning Commission approve the proposed CUP with the condition that the permitted use only includes Use 8224 unless further CUPs are applied for and approved.

Commissioner Butler asked if Use 8224 would inhibit the applicants from doing business in their preferred manner. Planner Hawkins confirmed that the applicant would be able to conduct business as proposed, as online sales and education would be accessory to the primary use of boarding and breeding.

In response to a question raised by Commissioner Martineau, Planner Hawkins clarified that CUPs apply to a specific property, not an entire zone. The Planning Commission could also limit the use specifically to Unit 8. However, Staff recommended that the CUP be applied to the entire property.

In response to questions from Commissioner Trickler, Planner Hawkins confirmed that the animals will be shipped to customers and only employees will be on-site.

The applicants, Russell Rafajko and Kennedy Davis, were present to answer questions. Mr. Rafajko confirmed that no customers would come to the location. It is a closed facility to prevent cross-contamination and ensure that all animals remain healthy.

In response to a question raised by Commissioner Martineau, Mr. Rafajko stated that training is only required to work with venomous or dangerous animals that cannot be kept at the facility. They will house geckos, other small lizards, and pet snakes for which no certification is required, but employees would receive on-the-job training. Commissioner Martineau asked how odors would be controlled. Mr. Rafajko stated that odor is typically only an issue with reptiles if the facility is not properly cleaned. Cages are cleaned daily, and waste is disposed of immediately.

Commissioner Butler asked how many animals would be housed at the facility. Mr. Rafajko stated that they will house approximately 100 small reptiles. There is a large demand for their animals throughout the United States. They began selling reptiles on TikTok, and within 1 ½ years they have nearly one million followers. Education is a primary focus. Ms. Davis added that their animals and related education are beginner-friendly.

Commissioner Butler noted that the application was for Use 8200, but Staff recommended only Use 8224 be approved. He asked if the applicants had any concerns about narrowing the approved use. Planner Hawkins clarified that Use 8224 would allow the applicants to do exactly what they have proposed, but no other subcategories of Use 8200 would be allowed without another CUP. Mr. Rafajko stated that they also care for exotic plants for the enclosures.

Commissioner Trickler asked where the videos are made. Mr. Rafalko indicated that all videos are filmed in the building. He and Ms. Davis are the business owners, and typically, they and one employee are on-site.

In response to a question raised by Commissioner Butler, Mr. Rafalko stated that they have no interest in opening the facility to the public. They had discussed opening a pet store in the future, but that would be in a different location.

Chair Redding opened the public hearing. There were no public comments. The public hearing was closed. The Chair invited the Commissioners to either continue the discussion regarding the item or bring a motion if no further discussion was necessary.

Commissioner Butler asked what Landscaping and Horticultural Services would include. Planner Hawkins stated that it would be a landscaping business with outdoor storage for plants and vehicles.

MOTION: Commissioner Trickler moved to APPROVE the request of Heatseeker Reptiles for a conditional use permit to allow Use #8200: Agricultural Related Activities at approximately 391 West 700 South in the Manufacturing Distribution (M-D) Zone; and adopting the exhibits, conditions, and findings of the Staff Report, and as modified by the conditions below:

1. The Conditional Use Permit is limited specifically to Use 8224: animal kennel, boarding, and breeding of small animals.
2. All final Planning, Engineering, and Fire Department requirements are met.

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

Chair Redding reported that Agenda Items 2, 3, and 4 would be presented together and introduced all three items.

ITEM 2 – Public Hearing: Preliminary Subdivision Plat – Located at Approximately 1511 West State Street.

(Sam White's Lane Neighborhood)

Public Hearing to consider the request of David Runnells for a 2-lot commercial subdivision plat amendment, called North Grove Retail Subdivision Plat 'C', located at approximately 1511 W State Street, on approximately 1.45 acres in The Grove – Commercial Sales Subdistrict. (Administrative Item)

Planner Hawkins presented the Staff Report and stated that the proposal was for a Subdivision Plat and two Site Plans for the North Grove retail development located on State Street. The aerial and

1 zoning maps were reviewed. The subject property is in the Grove Mixed-Use Overlay Zone of The
2 Grove-Commercial Sales Subdistrict and is near several newly constructed businesses, including
3 Kneaders Bakery and Café, Crust Club, Seven Brothers Burgers, and Soda Time. The subject
4 property is part of a master-planned development, but Planner Hawkins noted that the proposed Site
5 Plans also met all zoning requirements on their own.

7 The proposed North Grove Retail Subdivision Plat "C" encompasses 1.477 acres and adjusts the
8 boundary between Lots 303 and 304 in favor of Lot 303. Lot 303 is 0.888 acres, and Lot 304 is 0.559
9 acres. The Grove-Commercial Sales Subdistrict does not have minimum lot area, width, or frontage
10 requirements. Instead, certain setbacks and landscape buffers are required to beautify the site. Staff
11 recommended approval of the proposed Subdivision Plat.

13 Site Plans were then reviewed. Lot 303 will include two end units suitable for drive-thru restaurants
14 and a middle unit for retail. The building will be approximately 5,000 square feet in size and
15 approximately 24 feet in height. Staff generally requires each building to meet a parking ratio of one
16 stall for every 200 square feet of gross floor area, which would be approximately 25 parking spaces
17 within the boundaries of Lot 303. The applicant proposed 42 parking spaces, so that requirement had
18 been met. The building will be comprised of glass, stone, and fiber cement siding with accent metal
19 panels. The proposed building materials meet all material requirements for the zone.

21 Lot 304 will include a standalone Freddy's drive-thru restaurant with a footprint of 2,868 square feet
22 and a height of 23.5 feet. A total of 23 parking spaces were proposed within the boundaries of Lot
23 304. Two parking spaces must be removed in order to construct landscaped planters at the ends of
24 parking rows to meet landscaping requirements, but parking would still exceed the estimated 15
25 required stalls. The building will also be composed of materials such as glass, brick, and 43.5% of
26 Exterior Insulation and Finish Systems ("EIFS"), which meets all Code requirements.

28 A minimum of 15% open space is required for commercial developments, and Site Plans indicated a
29 total of 16.1 %. The requirement for one tree for every 1,000 square feet of landscaped area had also
30 been met. Planner Hawkins indicated that the applicant had proposed landscaped diamonds in the
31 parking area that were not shown on the Landscaping Plan that was included in the Meeting Packet.
32 Landscaped diamonds are only allowed on large commercial lots with over 300 parking spaces and
33 must be between double parking rows at a minimum interval of six stalls.

35 Staff recommended approval of both Site Plans with the following conditions:

- 37 1. The developer provides a parking study that outlines all parking spaces within the
38 overall development. The total number of parking spaces must exceed 300 for the
39 landscaped diamonds to be approved; and
- 41 2. A landscape planter is provided at the eastern end of the parking row on Lot 304.

43 Commissioner Trickler asked if the only access was from State Street. Planner Hawkins clarified that
44 there will be a driveway from State Street as well as additional access from 300 North and the rest of
45 the development, which extends to 1650 West.

1 In response to a question from Commissioner Trickler, City Engineer, Aaron Wilson, confirmed that
2 the Site Plans had engineering approval. Engineering would need to verify tree locations as the
3 Landscaping Plan appeared to show some trees in the drainage basin, which is not allowed. Trees are
4 allowed along the perimeter, but not inside the basin.

5
6 Commissioner Martineau asked if the Utah Department of Transportation ("UDOT") had approved
7 the State Street access. Engineer Wilson stated that UDOT installed the designated access.

8
9 In response to a question raised by Commissioner Butler, Planner Hawkins, reported that the
10 boundary adjustment was in favor of Lot 303 to allow for additional parking stalls on that site. The
11 15 parking stalls indicated for Lot 304 was a placeholder based on total square footage. The actual
12 number required would be calculated once the floor plan with customer seating was finalized. Zoning
13 ordinance requires the greater of one parking space for every 3.5 seats or one per 100 square feet of
14 gross floor area (excluding kitchen, storage, etc.), whichever is greater.

15
16 Commissioner Butler asked if the number of trees would still meet requirements if the trees in the
17 drainage basin were removed. Engineer Wilson stated, that if necessary, the trees could be moved to
18 a different location on the site. Commissioner Martineau noted that the trees do not appear to be in
19 the actual basin. Engineer Wilson added that he just needs to look at the grading plan to confirm the
20 trees are not located within the water level of the basin.

21
22 The applicant, David Runnells, confirmed that there will be no trees or other landscaping in the
23 detention pond. It is a well-accessed property. UDOT approved the mid-block access in
24 approximately 2019, and it was installed after the road was widened. It was now a functioning access.

25
26 In response to a question from Commissioner Butler, Mr. Runnells stated that Lot 303 was enlarged
27 to accommodate the three-tenant building. Freddy's has reduced its square footage to 2,400 square
28 feet, so the planned parking stalls should be adequate. Mr. Runnells asked for clarification on the
29 potential lost stalls. Planner Hawkins clarified that two stalls at the end of the parking row may need
30 to be removed, but that would be confirmed with the parking study.

31
32 Commissioner Butler stated that the parking lot is confusing for patrons and suggested that there be
33 more continuity in the development. Mr. Runnells stated that there is a continuous drive aisle to the
34 mid-block access, as well as a cross-easement parking agreement for the development. However,
35 they may be able to add signage to ease any confusion.

36
37 In response to a follow-up question from Commissioner Butler, Mr. Runnells indicated that he did
38 not know the specific tree species that would be installed. The Landscape Designer was identified as
39 Eric Mecham from Core One. Commissioner Butler stated that other developers had installed trees
40 that were not suited to the climate and had to be removed.

41
42 Chair Redding opened the public hearing. There were no public comments. The public hearing was
43 closed. The Chair invited the Commissioners to either continue the discussion regarding the item or
44 bring a motion if no further discussion was necessary.

1 In response to a question raised by Commissioner Butler, Planner Hawkins stated that all required
2 information must be submitted by the applicant before going on the agenda for City Council. There
3 are noticing requirements that must be met prior to the items being scheduled for the City Council.
4

5 **MOTION:** Commissioner Butler moved to forward a positive recommendation of APPROVAL to
6 the City Council for the request of David Runnells for a 2-lot preliminary subdivision plat called
7 North Grove Retail Subdivision Plat 'C', located at approximately 1511 West State Street in The
8 Grove – Commercial Sales Subdistrict; and adopting the exhibits, conditions, and findings of the Staff
9 Report, and as modified by the condition(s) below:
10

- 11 1. All final Planning, Engineering, and Fire Department requirements are met.
12

13 Commissioner Trickler seconded the motion. The Commissioners unanimously voted "Yes". The
14 motion carried.
15

16 **ITEM 3 – Public Hearing: Site Plan – Located at Approximately 1511 West State Street.**
17 **(Sam White's Lane Neighborhood)**

18 Public Hearing to consider the request of David Runnells for a commercial site plan for a restaurant
19 located at approximately 1511 W State Street in The Grove – Commercial Sales Subdistrict.
20 (Administrative Item)
21

22 The above item was heard in conjunction with Item 2.
23

24 **MOTION:** Commissioner Butler moved to forward a positive recommendation of APPROVAL to
25 the City Council for the request of David Runnells for a commercial site plan for a restaurant located
26 at approximately 1511 West State Street on property zoned The Grove – Commercial Sales
27 Subdistrict; and adopting the exhibits, conditions, and findings of the Staff Report, and as modified
28 by the condition(s) below:
29

- 30 1. A landscape planter is provided at the eastern end of the parking row on Lot 304; and
31
- 32 2. All final Planning, Engineering, and Fire Department requirements are met.
33

34 Commissioner Trickler seconded the motion. The Commissioners unanimously voted "Yes". The
35 motion carried.
36

37 **ITEM 4 – Public Hearing: Site Plan – Located at Approximately 1563 West State Street.**
38 **(Sam White's Lane Neighborhood)**

39 Public Hearing to consider the request of David Runnells for a commercial site plan for a retail
40 building located at approximately 1563 W State Street in The Grove – Commercial Sales Subdistrict.
41 (Administrative Item)
42

43 The above item was heard in conjunction with Item 2.
44

45 **MOTION:** Commissioner Martineau moved to forward a positive recommendation of APPROVAL
46 to the City Council for the request of David Runnells for a commercial site plan for a commercial
47 building located at approximately 1563 West State Street on property zoned The Grove – Commercial

1 Sales Subdistrict; and adopting the exhibits, conditions, and findings of the Staff Report, and as
2 modified by the condition(s) below:

- 3
- 4 1. The developer provides a parking study that outlines all parking spaces within the
- 5 overall development, and the total amount of parking spaces will need to exceed 300
- 6 spaces in order for the landscape diamonds to be approved.
- 7
- 8 2. All final Planning, Engineering, and Fire Department requirements are met.
- 9

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

12
13 **ITEM 5 – Public Hearing: Code Text Amendment–Section 10-14-24-2-C-2: Permitted**
14 **Principal Uses in The Grove Mixed Housing Subdistrict.**
15 **(City Wide)**

16 Public Hearing to consider the request of Gateway Pines Flex, LLC to amend City Code Section 10-
17 14-24-2-C-2: Permitted Principal Uses in the Grove Mixed Housing Subdistrict, to add Use 3997
18 (Signs and Advertising Displays) and Use 6342 (Disinfecting and Exterminating) to the list of
19 permitted uses within the Zone. (Legislative Item)

20
21 The above item was continued to the October 23, 2025, Planning Commission meeting.

22
23 **ITEM 6 – Review and Approve the Minutes from the September 25, 2025, Meeting.**

24
25 **MOTION:** Commissioner Trickler moved to APPROVE the minutes from the September 25, 2025,
26 Meeting. Commissioner Butler seconded the motion. The Commissioners unanimously voted "Yes".
27 The motion carried.

28
29 **MOTION:** Commissioner Butler moved to ADJOURN. The Commissioners unanimously voted
30 "Yes". The motion carried.

31
32 The Planning Commission Meeting adjourned at 7:45 PM.

33
34 

35
36 Planning Commission Chair

37
38 

39
40 Christina Gregory, Planning & Zoning Assistant

41
42 

43 Date Approved