

ORDINANCE NO. 2026-020

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING SECTION 10-14-26-2: THE GROVE MIXED-USE (GMU) OVERLAY, PERMITTED USES, EXPANDING THE PERMITTED USES TO INCLUDE USE #8224 ANIMAL GROOMING (NO OVERNIGHT BOARDING PERMITTED), AS A PERMITTED USED IN THE GROVE MIXED-USE (GMU) OVERLAY INCLUDING AN EFFECTIVE DATE (SPENCER STRONG, APPLICANT).

WHEREAS, the applicant, Spencer Strong proposes to add use #8224, Animal Grooming (No overnight boarding permitted) to the list of permitted uses in the Grove Mixed-Use (GMU) Overlay; and

WHEREAS, staff considers that the application to add use #8224, Animal Grooming, to the list of permitted uses in the Grove Mixed-Use (GMU) Overlay is consistent with the purpose and objectives of the zone as long as overnight boarding on site is not allowed; and

WHEREAS, on May 14, 2026 the Pleasant Grove City Planning Commission held a public hearing to consider amending City Code Section 10-14-26-2: The Grove Mixed-Use (GMU) Overlay, permitted uses, by adding Use #8224, Animal Grooming (no overnight boarding permitted), to the list of permitted uses in the Grove Mixed-Use (GMU) Overlay; and

WHEREAS, at its public hearing the Planning Commission decided that the requested amendment to Section City Code Section 10-14-26-2: The Grove Mixed-Use (GMU) Overlay, permitted uses, by adding Use #8224, Animal Grooming (no overnight boarding permitted) and for properties facing State Street, to the list of permitted uses in the 10-14-26-2: The Grove Mixed-Use (GMU) Overlay is in the public's interest and is consistent with the written goals and policies of the General Plan; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the amendment to Section 10-14-26-2: The Grove Mixed-Use (GMU) Overlay, permitted uses, by adding Use #8224 Animal Services (no overnight boarding permitted), be approved; and

WHEREAS, on June 22, 2026 the Pleasant Grove City Council held a public hearing to consider the request; and

WHEREAS, at its meeting the Pleasant Grove City Council was satisfied that the amendment to the Pleasant Grove Municipal Code is in the best interest of the public and is consistent with the goals and policies of the General Plan; and

WHEREAS, it is the legislative body's intent that the city code amendments shall be in the interest of the public; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of Pleasant Grove City, Utah County, State of Utah as follows:

SECTION 1. Modified Section 10-14-26-2: TABLE OF PERMITTED, CONDITIONAL AND ACCESSORY USES, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

10-14-26-2: PERMITTED, CONDITIONAL, AND ACCESSORY USES

10-14-26-2: PERMITTED, CONDITIONAL AND ACCESSORY USES:

- A. Uses Listed Permitted: The following principal, private, commercial or governmental uses and structures, and no others, are permitted in the GMU Overlay.
- B. Standard Land Use Code: All uses contained herein are listed by a four (4) digit number as designated in the Standard Land Use Code published and maintained by the Community Development Department.
- C. Permitted Principal Uses: In addition to the permitted uses of the underlying zone, the following principal uses and structures are permitted in this overlay:

Use Number	Use Classification
1111	Single-family dwelling, detached (with or without an attached garage, on 1 parcel. Includes cabins, noncommercial)
1112	Single-family dwelling, attached (to 1 or more single-family dwellings)
1113	Single-family dwelling, attached (to a commercial, industrial or other nonresidential use. Dwelling unit can be under, over, in front, behind or beside nonresidential use in the structure)
1120	Two-family dwelling
1130	Big house type multiple-family dwelling (3 or 4 dwelling units)
1140	Two-story multiple-family dwellings. Maximum of 8 dwelling units attached per building
1151	Townhomes, 2 or 3 stories with a garage. Maximum of 6 dwelling units attached per building
1153	Three-story mixed use buildings with commercial on the ground floor and residential units above. Maximum of 8 dwelling units attached per building
1511	Hotels
5120	Drugs, chemicals and allied products
5130	Dry goods and apparel
5140	Groceries and related products
5160	Electrical goods

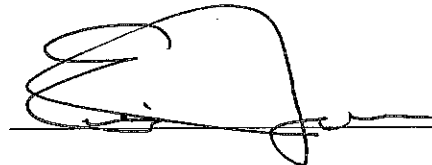
5170	Hardware, plumbing, heating equipment and supplies
5230	Paint, glass and wallpaper (includes brushes, rollers, sprayers, etc.)
5240	Electrical supplies, except appliances
5250	Hardware and supplies
5300	General merchandise
5310	Department stores
5330	Variety stores, limited price
5390	Other retail trade, general merchandise
5400	Food (includes groceries, candy, nut and confectionery, bakeries, etc.)
5511	Motor vehicles, automobiles (new)
5520	Tires, batteries and accessories
5532	Convenience store with gasoline and general merchandise
5590	Retail trade; automotive, marine craft, aircraft and accessories
5600	Apparel and accessories (includes all clothing, shoes, custom tailoring, furriers, etc.)
5700	Furniture, home furnishings and equipment (includes appliances, electronics, office supplies, etc.)
5810	Eating places
5910	Drug and proprietary
5940	Books, stationery, art and hobby supplies
5950	Sporting goods, bicycles and toys
5970	Jewelry
5990	Miscellaneous retail trade
6100	Finance, insurance and real estate services (includes credit services, security and commodity services, holding and investment services, etc.)
6220	Photographic services
6230	Beauty and barber services
6297	Gymnasiums, athletic clubs, bodybuilding studios, spas, health clubs, aerobic centers, etc.
6500	Professional services (includes medical, health, legal, engineering, architectural and planning, research, data processing, etc., except 6516 - see conditional uses)
6730	Postal services
8224	Animal grooming only (excludes kennels, boarding, breeding, and training), only located along State Street

- D. Similar Uses: Similar uses not specifically listed above may be approved by the Planning Commission, upon findings that the proposed use most closely fits within one of the listed categories, and that any expected impacts will be no greater than that of other uses listed.
- E. Storage Use: Storage use within any of the units is only permitted as an incidental use to any of the permitted uses listed above and it shall be limited to one thousand five hundred (1,500) square feet per unit. (Ord. 2018-11, 4-17-2018)

SECTION 2. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses or phases of this Ordinance.

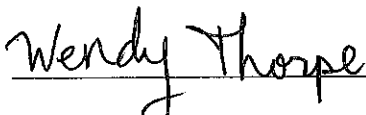
SECTION 3. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

SECTION 4. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 22nd day of June 2026.



Eric Jensen, Mayor

ATTEST:


Wendy Thorpe - City Recorder



Motion: Council Member

LeMone

Second: Council Member

Andersen

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Eric Jensen	_____	_____	_____	_____
Dianna Andersen	<u>X</u>	_____	_____	_____
Steve Rogers	_____	_____	_____	<u>X</u>
Cyd LeMone	<u>X</u>	_____	_____	_____
Todd Williams	_____	_____	_____	<u>X</u>
Dustin Phillips	<u>X</u>	_____	_____	_____

CERTIFICATE OF POSTING ORDINANCE

Pleasant Grove City Corporation

I, the duly appointed recorder for the City of Pleasant Grove, hereby certify that a summary of the foregoing Ordinance No. 2026-020 was posted on the State (<http://pmn.utah.gov>) website on this 23 day of June, 2026.

Dated this 23 day of June, 2026.

Wendy Thorpe

Wendy Thorpe, CMC, City Recorder