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3 PLEASANT GROVE CITY  
4 PLANNING COMMISSION MEETING MINUTES  
5 September 8, 2022

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7 **PRESENT:** Vice-Chair Jim Martineau, Lindsey Hargett, Karla Patten, Dustin Phillips, Todd  
8 Fugal

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10 **STAFF:** Jacob Hawkins, City Planner; Kara Kresser, Planning Assistant; Kirsten Haggard,  
11 Planning Tech

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13 **EXCUSED:** Chair Jeffrey Butler; Tim Clyde; Peter Steele; Wendy Shirley; Community  
14 Development Director, Daniel Cardenas; City Engineer, Aaron Wilson

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16 In the absence of Chair Jeffrey Butler, Vice-Chair Jim Martineau called the meeting to order at  
17 7:02 p.m.

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19 **Commission Business:**

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21 **1. Pledge of Allegiance and Opening Remarks:** Commissioner Hargett led the Pledge of  
22 Allegiance. Commissioner Phillips offered the opening remarks.

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24 **2. Agenda Approval.**

- 25  
26 • **MOTION:** Commissioner Fugal moved to APPROVE the agenda. Commissioner  
27 Patten seconded the motion. The Commissioners unanimously voted "Aye". The  
28 motion carried.

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30 **3. Staff Reports:**

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32 • **MOTION:** Commissioner Phillips moved to APPROVE the Staff Reports.  
33 Commissioner Hargett seconded the motion. The Commissioners unanimously  
34 voted "Aye". The motion carried.

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36 **4. Declaration of Conflicts and Abstentions from Commission Members.**

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38 There were no declarations or abstentions.

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2 **ITEM 1 - Public Hearing: Code Text Amendment – Section 10-10-2-D:**  
3 **(City Wide)**

4 Public Hearing to Consider the Request of Taylor Wilcox to Amend City Code Section 10-10-2-D,  
5 by Modifying the Provisions and Requirements for Permitted Principal Uses within the  
6 Professional Office (P-O) Zone, to Permit Use #5620 (Women’s Ready to Wear).

7  
8 City Planner, Jacob Hawkins, presented the staff report and stated that the applicant is seeking to  
9 amend City Code Section 10-10-2-D within the Professional Office (P-O) Zone to allow permitted  
10 use #5620 for a wedding dress shop. Using an aerial map, Planner Hawkins identified the  
11 Professional Office (P-O) Zone to be along North County Boulevard and north of State Street.  
12 Most of the businesses in the area are medical or dental and the purpose of the zoning is geared  
13 toward offices and service-oriented businesses.

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15 Planner Hawkins stated that the term “bridal shop” needed to be added to the end of “Women’s  
16 Ready to Wear”. Although a wedding shop is retail-oriented, the applicant's service is more  
17 service-oriented in that her business is done by appointment only. He noted that after an  
18 appointment is set, the work begins of customizing the wedding dress. The wedding dress is  
19 modified off-site and returned to the shop for final tailoring and rental. Staff recommended  
20 approval.

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22 Commissioner Fugal asked how the “Women’s Ready to Wear” use was chosen and defined.  
23 Planner Hawkins stated that there is no other use category that comes close to the wedding shop.  
24 When asked what other types of businesses would be included in that definition, Planner Hawkins  
25 stated that was why he wanted the term “bridal shop” added to the use. Commissioner Hargett  
26 stated that the business description included “by appointment only” and asked if that limitation  
27 needs to be added. Planner Hawkins stated that he discussed the matter with Community  
28 Development Director, Daniel Cardenas, as retail shops generally are allowed in that zone but  
29 require a Conditional Use Permit. It was determined that because the shop is “by appointment  
30 only” the use designation may be adequate.

31  
32 There was discussion regarding the various types of businesses that could fall within the use  
33 including the impact of high-volume traffic retail locations; concern that the use might open the  
34 area up to larger scale businesses than are desired; the effects of including “by appointment only”  
35 or offering alterations in the use definition; and use of a Conditional Use Permit in lieu of adding  
36 a new use. Specific alternate uses were explored to determine if a current use would more correctly  
37 fit what the applicant is requesting. Planner Hawkins explained that the use was selected and  
38 referenced wedding or bridal shops, which was why it was selected. He also thought the business  
39 as described is more service-oriented since an appointment is required.

40  
41 The applicant, Taylor Wilcox, confirmed that the business will be by appointment only and is  
42 approximately 90 % rentals. Once the dresses have been rented multiple times, they will be sold.

1 She noted that it is a service-oriented business with customers being attended to on a one-on-one  
2 basis by her staff. Ms. Wilcox reported that her business has been located in other office parks in  
3 Utah County and Provo and near medical offices without difficulty.

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5 Vice-Chair Martineau opened the public hearing. There were no public comments. The Vice-  
6 Chair closed the public hearing and invited the Commission to either continue the discussion  
7 regarding this item or he would entertain a motion if no further discussion was necessary.

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9 There was discussion among the Commissioners regarding the impact of general use terms and  
10 ways to limit the use. Concern was expressed regarding the need for additional information and  
11 guidance from the applicant and staff with respect to how restrictive the use needs to be. It was  
12 mentioned that the matter may need to be continued and renoticed if the use varies from what was  
13 originally proposed. Planner Hawkins stated that the request is for the identified use. There was  
14 discussion regarding adding the terms “bridal shop” and “by appointment only” and if such  
15 language was too restrictive. Planner Hawkins reported that he checked with Director Cardenas  
16 who stated that the Commission could be as restrictive as possible.

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18 **MOTION:** Commissioner Phillips moved that the Planning Commission forward a  
19 recommendation of APPROVAL to the City Council for the proposed amendments to City Code  
20 Section 10-10-2-D: Permitted Principal Uses, by adding Use #5620, Women’s Ready to Wear, to  
21 the list of permitted uses in the Professional Office (P-O) Zone; and adopting the exhibits,  
22 conditions, and findings of the staff report, and as modified by the conditions below:

- 23  
24 1. All Final Planning, Engineering, and Fire Department requirements are met.
- 25  
26 2. That the restriction of “bridal shops by appointment only” be added to the Use.

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28 Commissioner Fugal seconded the motion. The Commissioners unanimously voted “Aye”. The  
29 motion carried.

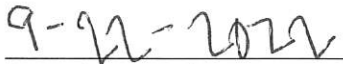
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31 **ITEM 2 – Review and Approve the Minutes from the August 25, 2022, Planning Commission**  
32 **Meeting.**

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34 **MOTION:** Commissioner Patten moved to APPROVE the minutes of August 25, 2022, as  
35 printed. Commissioner Hargett seconded the motion. The Commissioners unanimously voted  
36 “Aye”. The motion carried.

1 **MOTION:** Commissioner Fugal moved to ADJOURN the meeting at 7:33 p.m. Commissioner  
2 Phillips seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

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6 Planning Commission Chair

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9 Kara Kresser, Planning Tech

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12 Date Approved