



DECEMBER 14, 2023
PLANNING COMMISSION
AGENDA

The Pleasant Grove City Planning Commission will hold a Public Hearing on Thursday, December 14, 2023, at 7:00 p.m. in the Community Room at the Police and Court Building located at 108 S. 100 E. Pleasant Grove, Utah. The Work Session will be held from 6:30 – 7:00 p.m. at the same location. Work Sessions are public meetings; however, no testimony will be heard, and no official actions will be taken on items discussed during the work session. Although the public is invited to attend all sessions, public comments are accepted only during the regular business session.

6:30 p.m. Work Session (to consider the following items):

- (a) Commission Business
- (b) Staff Business

7:00 p.m. Regular Session:

Commission Business:

- a. Pledge of Allegiance and Opening Remarks
- b. Agenda Approval
- c. Staff Reports
- d. Declaration of conflicts and abstentions from commission members

1. Public Hearing: Preliminary Subdivision Plat – Located at approx. 325 East 700 North (Monkey Town Neighborhood)

Public Hearing to consider the request of Katherine Duvall for a 1-lot preliminary subdivision plat, called Duvall Subdivision Plat 'A' on 0.25 acres, approximately located 325 E 700 N in the R1-8 (Single-Family Residential) Zone.

2. Public Hearing: Preliminary Subdivision Plat – Located at approx. 675 East 700 North (Monkey Town Neighborhood)

Public Hearing to consider the request of Bryson Seifert for a 1-lot preliminary subdivision plat, called Seifert Addition Subdivision Plat 'A' on 0.59 acres, approximately located 675 E 700 N in the R1-9 (Single-Family Residential) Zone.

3. Public Hearing: Preliminary Subdivision Plat – Located at approx. 1025 North 600 West (String Town Neighborhood)

Public Hearing to consider the request of Scott Flora for a 4-lot preliminary subdivision plat, called Bullock Subdivision Plat 'B' on 0.99 acres, approximately located 1025 North 600 West in the R1-8 (Single-Family Residential) Zone.

4. Public Hearing: Conditional Use Permit – Located at 597 South Pleasant Grove Boulevard (Sam White's Lane Neighborhood)

Public Hearing to consider the request of Jamie Wood for a conditional use permit for Use #6830, Special training and schooling, located at approx. 597 South Pleasant Grove Boulevard in The Grove Zone – Commercial Sales Subdistrict.

- 5. Public Hearing: Vicinity Plan Amendment – Located in the quadrant surrounded by Locust Ave, 900 South, 1150 East, and 1000 South (Scratch Grave Neighborhood)**
Public Hearing to consider the request of Pleasant Grove City for a vicinity plan amendment, located within the area delineated by Locust Avenue, 900 South, 1150 East, and 1000 South, in the R1-9 (Single Family Residential) Zone.
- 6. Public Hearing: Code Text Amendment – Section 11-3-4-B.1: Cul-De-Sacs (City Wide)**
Public Hearing to consider a request from Pleasant Grove City to amend City Code Section 11-3-4-B.1, Cul-De-Sacs. The city is proposing to remove the possibility of extending cul-de-sacs beyond their maximum permitted length.
- 7. Public Hearing: Code Text Amendment – Section 10-9-C: Medium Multiple-Residential Zone (RM-7) (City Wide)**
Public Hearing to consider a request from Pleasant Grove City to amend City Code Section 10-9-C: Medium Multiple-Residential Zone (RM-7). The city is proposing to make changes to the density, permitted uses, and requirements in the RM-7 Zone.
- 8. Public Hearing: Code Text Amendment – Section 10-15-14: Flag Lots (City Wide)**
Public Hearing to consider a request from Pleasant Grove City to amend City Code Section 10-15-14, Flag Lots. The city is proposing to make changes to the zoning requirements for the potential development of interior lots with the intent to facilitate the development of infill areas in an orderly and reasonable manner.
- 9. Public Hearing: Code Text Amendment – Section 11-7: Plan and Plat Requirements (City Wide)**
Public Hearing to consider a request from Pleasant Grove City to amend City Code Section 11-7: Plan and Plat Requirements. The city is proposing to make changes to the review and approval process for subdivisions.
- 10. Public Hearing: Code Text Amendment – Section 10-6-2: Definitions (City Wide)**
Public Hearing to consider a request from Pleasant Grove City to amend City Code Section 10-6-2: Definitions. The city is proposing to make changes to the definitions of “Lot Coverage” and to create new definitions for the term “Enclosed”.

Review and approve the minutes for the November 16th, 2023, meeting.

For assistance in understanding the above items, you may contact City Planner, Jacob Hawkins, at (801) 785-6057.

Posted by: /s/ Christina Gregory, Community Development Department
December 13th, 2023, posted at the following: Community Room @ Police and Court Building – 108 South 100 East, City Hall - 70 South 100 East, Library - 30 East Center and State (<http://pmn.utah.gov>) and City (www.plgrove.org) websites.