



June 22, 2023

PLANNING COMMISSION AGENDA

The Pleasant Grove City Planning Commission will hold a Public Hearing on Thursday, June 22, 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. 527 West 2000 North (North Field Neighborhood)

Public Hearing to consider the request of Scott Dent for a 6-lot preliminary amended subdivision plat, called Blackham Farms Plat 'A' on 3.7 acres, approximately located at 527 West 2000 North in the Rural Residential (RR) Zone.

2. Public Hearing: Preliminary Subdivision Plat – Located at approx. 848 South State Street (String Town Neighborhood)

Public Hearing to consider the request of Jeremy Trail for a 1-lot preliminary subdivision plat, called T&J Properties Commercial Subdivision Plat 'A' on 1.74 acres, approximately located 848 South State Street in the Commercial Sales-2 (CS-2) Zone.

3. Public Hearing: Preliminary Subdivision Plat – Located at approx. 675 West Garden Drive (Mud Hole Neighborhood)

Public Hearing to consider the request of Trevor Hodgson for a 1-lot preliminary subdivision plat, called Tabitha's Way Subdivision Plat 'A' on 2.799 acres, approximately located at 675 West Garden Drive in the Neighborhood Commercial (C-N) Zone.

4. Public Hearing: Site Plan – Located at approx. 675 West Garden Drive (Mud Hole Neighborhood)

Public Hearing to consider the request of Trevor Hodgson for a commercial site plan for a food pantry, located at approx. 675 West Garden Drive in the Neighborhood Commercial (C-N) Zone.

5. Public Hearing: Code Text Amendment – Section 10-14: The Grove Zoning District. (City Wide)

Public Hearing to consider the request of St. John's Properties to amend City Code Section 10-14: The Grove Zone by creating a new overlay zone called Valley Grove Overlay (Section 10-14-28), which provides for master-planned high-density residential uses in conjunction with commercial uses within The Grove Zone.

****CONTINUED FROM 6/8/2023****

6. **Public Hearing: Rezone – Located south of Valley Grove Way and east of Pleasant Grove Blvd. (Sam White’s Lane Neighborhood)**
Public Hearing to consider the request of St. John’s Properties for a zone change to apply the Valley Grove Mixed Use Overlay on 47.28 acres of unplatted land in The Grove - Commercial Sales Subdistrict, approximately located south of Valley Grove Way and east of Pleasant Grove Boulevard.

7. **Public Hearing: Rezone – Located east of S. Mountain View Lane and north of S. North County Blvd.**
(Sam White’s Lane Neighborhood)
Public Hearing to consider the request of St. John’s Properties for a zone change to apply the Valley Grove Mixed Use Overlay on 5.22 acres of property zoned The Grove – Commercial Sales Subdistrict, on Parcel B of The Grove Subdivision Plat A, located east of S. Mountain View Lane and north of S. North County Boulevard.

8. **Public Hearing: Code Text Amendment – Sections 10-15-49: Water Efficiency Standards and landscape requirements on Chapters 6,9,10,11,12 and 14.**
(City Wide)
Public Hearing to consider a request from Pleasant Grove City to create City Code Section 10-15-49, Water Efficiency Standards and to amend the landscape requirements included in chapters 6,9,10,11,12 and 14. The city is proposing to include new landscaping requirements with the intent to conserve the public’s water resources by establishing water conservation standards for the installation of grass and turf as outdoor landscaping in all residential, commercial, and industrial zones within the city.

****CONTINUED FROM 6/8/2023****

Review and approve the minutes for the June 8th, 2023, meetings.

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

Posted by: /s/ Kara Kresser, Community Development Department

June 20TH, 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.