



August 10, 2023  
PLANNING COMMISSION AGENDA

The Pleasant Grove City Planning Commission will hold a Public Hearing on Thursday, August 10, 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: Rezone – Located at approx. 1820 North 100 East  
(Big Spring Neighborhood)**

Public Hearing to consider the request of Steve Ruf for a zone change from RR (Rural Residential) to R1-20 (Single-Family Residential), on Lot 1 of Young Estates Plat A, approximately 0.96 acres, located at approx. 1820 North 100 East.

**2. Public Hearing: Rezone – Located at approx. 184 West 200 North  
(Little Denmark Neighborhood)**

Public Hearing to consider the request of Mustang Development for a zone change from R1-8 (Single-Family Residential) to the Downtown Village Transitional Zone, on approximately 0.79 acres of unplatted land, located at approx. 184 West 200 North.

**3. Public Hearing: Vicinity Plan Amendment – Located at approx. 85 East 2430 North  
(North Field Neighborhood)**

Public Hearing to consider the request of Carol's Countryside LLC for a vicinity plan amendment, approximately located at 85 East 2430 North in the R1-8 (Single Family Residential) Zone.

**4. Public Hearing: Preliminary Subdivision Plat – Located at approx. 85 East 2430 North  
(North Field Neighborhood)**

Public Hearing to consider the request of Carol's Countryside LLC for a 3-lot preliminary subdivision plat, called Carol's Countryside Plat 'B' on 14.815 acres, approximately located 85 East 2430 North in the RR (Rural Residential) Zone.

**5. Public Hearing: Site Plan – Located at approx. 1135 South Valley Grove Way  
(Sam White's Lane Neighborhood)**

Public Hearing to consider the request of Sequoia Development for a commercial site plan for a hotel, located at approx. 1135 South Valley Grove Way in The Grove Interchange Subdistrict.

**6. Public Hearing: Site Plan – Located at approx. 1595 West State Street  
(Sam White’s Lane Neighborhood)**

Public Hearing to consider the request of David Runnells for a commercial site plan for a restaurant, located at approx. 1595 West State Street in The Grove Commercial Sales Subdistrict.

Review and approve the minutes for the July 27<sup>th</sup>, 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

August 9<sup>th</sup>, 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](http://www.plgrove.org)) websites.