



**MARCH 14, 2024
PLANNING COMMISSION
MEETING AGENDA**

The Pleasant Grove City Planning Commission will hold a Public Hearing on **Thursday, March 14, 2024, 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 642 South 780 East (Scratch Grave Neighborhood)

Public Hearing to consider a request from Michael & Kori Richins for a zone change from R1-9 (Single-Family Residential) Zone to R1-8 (Single-Family Residential) Zone, on approximately 1.86 acres of land located at 642 South 780 East. Additional addresses in this rezone include 770 and 758 E Orchard Drive, and 635, 649, and 679 S Spruce Avenue. (Legislative Item)

2. Public Hearing: Code Text Amendment – Section 10-19: Signs and Outdoor Advertising (City Wide)

Public Hearing to consider a request from Slope Construction to amend City Code Section 10-19: Signs and Outdoor Advertising. The applicant proposes to amend City Code Sections 10-19-7 and 10-19-13 to remove roof signs from the Prohibited Signs section and to permit roof signs in commercial zones. (Legislative Item)

*****ITEM CONTINUED FROM 2/22*****

3. Public Hearing: Code Text Amendment – Section 10-19: Signs and Outdoor Advertising (City Wide)

Public Hearing to consider a request from YESCO LLC to amend City Code Section 10-19: Signs and Outdoor Advertising. The applicant proposes to amend City Code Section 10-19-9: Freestanding Signs to increase the permitted sign height and square footage of pole signs located on properties adjacent to I-15. (Legislative Item)

*****ITEM CONTINUED FROM 2/22*****

**4. Public Hearing: Code Text Amendment – Section 10-14-28: Valley Grove Mixed-Use Overlay
(City Wide)**

Public Hearing to consider a request from St. John’s Properties to amend City Code Section 10-14-28-6: Setbacks and Street Landscaping Buffers in the Valley Grove Mixed-Use Overlay. The applicant proposes to adjust the setback requirements for buildings along Pleasant Grove Boulevard. (Legislative Item)

**** ITEM CONTINUED FROM 2/22****

**5. Public Hearing: Conditional Use Permit – Located at 1130 West State Street
(Mud Hole Neighborhood)**

Public Hearing to consider a request from Lance Ford for a conditional use permit for Use #6376 – General Warehousing and Storage, for a flex space building, located on the southern 3.17 acres of 1130 West State Street in the General Commercial (C-G) Zone. (Legislative Item)

Review and approve the minutes for the February 22nd, 2024, meeting.

For assistance in understanding the above items, you may contact the Community Development Director, Daniel Cardenas, or City Planner, Jacob Hawkins at (801) 785-6057.

CERTIFICATE OF POSTING:

I certify that the above public hearing notice items were posted in three public places within Pleasant Grove City limits and on the State (<http://pmn.utah.gov>) and City (www.plgrove.org) websites.

Posted by: /s/ Christina Gregory, Planning & Zoning Assistant

Date: March 13, 2024

Time: 2:00 p.m.

Place: City Hall, Library and Community Room 108 S 100 E.

*Note: In accordance with the Americans with Disabilities Act, Pleasant Grove City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Pleasant Grove City at (801) 785-5045, at least 48 hours prior to the meeting.