The Pleasant Grove City Planning Commission will hold a Public Hearing on Thursday, November 14, 2019 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: Minor Site Plan Amendment – Located at Approx. 400 W 400 N
   (Little Denmark Neighborhood)
   Public Hearing to consider a request of Chad Randle for a minor site plan amendment that includes proposed changes to approved architectural plans, located at approximately 400 West 400 North in the Downtown Village – Transitional Subdistrict.

2. Public Hearing: Conditional Use Permit – Located at 978 W 1180 N
   (North Field Neighborhood)
   Public Hearing to consider the request of Ron and Becky Christensen for a Conditional Use Permit to allow an accessory structure, approximately 21ft. in height, on property located at 978 West 1180 North in the R1-10 (Single Family Residential) Zone.

3. Public Hearing: Conditional Use Permit – Located at 641 E 700 N
   (Monkey Town Neighborhood)
   Public Hearing to consider the request of Cory Heward for a Conditional Use Permit to allow an accessory structure, approximately 22 ft. in height, on property located at 641 East 700 North in the R1-9 (Single Family Residential) Zone.

4. Public Hearing: Conditional Use Permit – Located at 641 E 700 N
   (Monkey Town Neighborhood)
   Public Hearing to consider the request of Cory Heward for a Conditional Use Permit to allow an accessory structure, totaling 1350 SF; greater than 10% of the minimum required lot size (9,000 SF), on property located at 641 East 700 North in the R1-9 (Single Family Residential) Zone.

5. Public Hearing: Conditional Use Permit – Located at 958 E Orchard Dr.
   (Scratch Gravel Neighborhood)
   Public Hearing to consider the request of Jason Colaizzi for a Conditional Use Permit to allow a fence, 8 ft. in height, on a property located at 958 East Orchard Drive in the R1-9 (Single Family Residential) Zone.
6. **Public Hearing: Preliminary Subdivision Plat – Located at Approx. 104 W 400 N (Little Denmark Neighborhood)**

   Public Hearing to consider the request of Davies Design Build for a 3-lot preliminary subdivision plat called Triple View Subdivision Plat ‘A,’ on property located at approximately 104 West 400 North in the R1-8 (Single Family Residential) Zone.

7. **Public Hearing: Preliminary Subdivision Plat – Located at Approx. 756 S Pleasant Grove Blvd. (Sam White’s Lane Neighborhood)**

   Public Hearing to consider the request of David Johnson (Johnson Engineering) for a 1-lot preliminary subdivision plat called The Grove Subdivision Plat ‘B,’ on property located at approximately 756 South Pleasant Grove Boulevard in The Grove Zone – Commercial Sales Subdistrict.

8. **Public Hearing: Text Amendment – Section 10-11E-1-1: DV (Downtown Village) Zone, Table of Permitted, Conditional and Accessory Uses**

   Public Hearing to consider the request of Duane Roper (Granny B’s Cookies) to amend City Code Section 10-11E-1-1: DV (Downtown Village) Zone, Table of Permitted, Conditional and Accessory Uses, to allow the processing, manufacturing and delivery of bakery products (Use #2150 Bakery Products) as a permitted use in the Downtown Village Zone – Commercial Subdistrict.

9. **Public Hearing: Text Amendment – Section 10-15: Supplementary Development Standards (City Wide)**

   Public Hearing to consider the request of Pleasant Grove City to amend City Code Section 10-15: Supplementary Design Standards, by adding the following section, Section 10-15-49: Frontage Requirements for Commercial Developments, to specify requirements, for commercial developments only, regarding frontage and accessibility on a public street.

   *Continued from 11/7/2019*

10. **Public Hearing: Text Amendment – Section 10-11-D-16-C: CS-2 (Commercial Sales-2) Zone, Multiple-Family Residential Development Requirements, Required Building Design**

    Public Hearing to consider the request of Joe Salisbury to amend City Code Section 10-11-D-16-C: CS-2 (Commercial Sales-2) Zone, Multiple-Family Residential Development Requirements, Required Building Design, by changing the requirement for roof pitch within the CS-2 (Commercial Sales-2) Zone.

    *Continued to 12/12/2019*

11. **Moderate Income Housing Plan**

    Public Hearing to consider an amendment to the Pleasant Grove City General Plan, in order to update the City’s Moderate-Income Housing Plan by adopting an updated version of Chapter 6: Housing, and to discuss current and future options to provide housing to meet state requirements.

Review and approve the minutes from November 7, 2019 Planning Commission Meetings.

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

Posted by: /s/ Kara Kresser, Community Development Dept
November 12, 2019 posted at the following: Community Room @ Police and Court Building – 108 South 100 East, City Hall - 70 South 100 East, Comm. Dev. – 65 North 100 East, Library - 30 East Center and State (http://pmn.utah.gov) and City (www.plgrove.org) websites.