May 23, 2019
PLANNING COMMISSION AGENDA

The Pleasant Grove City Planning Commission will hold a Public Hearing on Thursday, May 23, 2019 at 7:00 p.m. in the Community Room at the Police and Court Building located at 108 E. 100 S, 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 Condominium Subdivision Plat – Located at 1364 W. Pleasant Grove Blvd. (Sam White’s Lane Neighborhood)
   Public Hearing to consider a request of Roger Dudley for a preliminary condominium subdivision plat called Proctor Corner Condominiums on property located at 1364 West Pleasant Grove Blvd. in The Grove Zone – Commercial Sales Subdistrict.

2. Public Hearing: Conditional Use Permit – Located at 657 N 300 E (Little Denmark Neighborhood)
   Public Hearing to consider the request of Ben Morris for a Conditional Use Permit to allow an accessory structure totaling 1200 square feet (SF), on property located at 657 North 300 E in the R1-8 (Single Family Residential) Zone.

3. Public Hearing: Preliminary Subdivision Plat – Located at Approx. 326 W 1100 N (North Field Neighborhood)
   Public Hearing to consider the request of Dee W. Jense for a 2-lot, residential preliminary subdivision plat called Jense Trust Plat ‘A,’ on property located at approximately 326 West 1100 North in the R1-8 (Single Family Residential) Zone.

4. Public Hearing: Preliminary Subdivision Plat – Located at Approx. 950 S 1500 E (Battle Creek Neighborhood)
   Public Hearing to consider the request of Bud Lethbridge for a 2-lot, residential preliminary subdivision plat called Lethbridge Estates Plat ‘A,’ on property located at approximately 950 South 1500 East in the R1-9 (Single Family Residential) Zone.

5. Public Hearing: Conditional Use Permit – Located at 562 Glendon Way (North Field Neighborhood)
Public Hearing to consider the request of Manny Climent for a Conditional Use Permit to allow an accessory structure, 22 ft. in height, on property located at 562 Glendon Way in the R1-20 (Single Family Residential) Zone.

6. **Public Hearing: Text Amendment – Section 10-6-2: Definitions.**
   (City Wide)
   Public Hearing to consider the request of Dan Reeve to amend City Code Section 10-6-2: Definitions. The proposed amendment is to create new language for the new use concept of Residential Hotel also referred to as a condo-hotel. The new proposed language defines the concept and delineates the requirements for the use establishment.

7. **Public Hearing: Text Amendment – Section 10-14-24-3D: The Grove Interchange Subdistrict, Permitted Uses.**
   (Sam White’s Lane Neighborhood)
   Public Hearing to consider the request of Dan Reeve to amend City Code Section 10-14-24-3D: The Grove Interchamnge Subdistrict, Permitted Uses, expanding the permitted uses in order to include Use #1300 Residential Hotels and Use and Use #6834 Art, drama and music school only within the Grove Zone and limited to the Interchange Subdistrict.

8. **Public Hearing: Text Amendment – Section 10-18-3: Off Street Parking Requirements, Minimum Spaces of Parking Required.**
   (City Wide)
   Public Hearing to consider the request of Dan Reeve to amend City Code Section 10-18-3 Minimum spaces of off-street parking required, by reducing the minimum number of parking stalls required for auditoriums, sports arenas and assembly halls as well as the number of minimum parking stall required for single room residential units in the Grove Zone, Interchange Subdistrict.

9. **Public Hearing: Preliminary Subdivision Plat – Located at 1475 W State St**
   (Sam White’s Lane)
   Public Hearing to consider the request of Larry Myler for a 2-lot, preliminary subdivision plat called Hidden Springs Subdivision Plat “A” on property located at 1475 West State Street in the Grove Mixed-Use (GMU) Overlay Zone. *Continued to June 13, 2019*

10. **Public Hearing: Preliminary Subdivision Plat – Located at approx. 1473 W State St**
    (Sam White’s Lane)
    Public Hearing to consider the request of Richmond American Homes for an expandable residential condominium plat called Hidden Springs Subdivision Condominium Plat “A,” on property located at approx. 1471 W 300 N in the Grove Mixed-Use (GMU) Overlay Zone. *Continued to June 13, 2019*

Review and approve the minutes from and April 25, 2019 and May 9, 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/ Barbara Johnson, Community Development Dept
May 21, 2019 posted at the following: Community Room @ Police and Court Building – 108 East 100 South, 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.