Pleasant Grove
Utah's City of Trees

August 22, 2019
PLANNING COMMISSION AGENDA

The Pleasant Grove City Planning Commission will hold a Public Hearing on Thursday, August 22, 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: Site Plan – Located at Approx. 1488 W Pleasant View Dr. (Sam White's Lane Neighborhood)**
   Public Hearing to consider the request of Azy Sharp, GSBS Architects for a site plan of a four-story office building located at approximately 1488 West Pleasant View Drive in The Grove Zone – Commercial Sales Subdistrict.

2. **Public Hearing: Preliminary Subdivision Plat – Approx. 1488 W Pleasant View Dr. (Sam White's Lane Neighborhood)**
   Public Hearing to consider the request of Azy Sharp, GSBS Architects for a 2-lot, 1-parcel, commercial preliminary subdivision plat called ASEA Office Plat 'A' on property located at approximately 1488 West Pleasant View Drive in The Grove Zone – Commercial Sales Subdistrict.

3. **Public Hearing: Conditional Use Permit – Located at approx. 569 E Center St. (Monkey Town)**
   Public Hearing to consider the request of Melanie Harper for a conditional use permit to run a physical body therapy business from her residence located at approx. 569 East Center St in the R1-7 (Single Family Residential) Zone.

4. **Public Hearing: Conditional Use Permit – Located at approx. 672 S 900 E (Scratch Gravel Neighborhood)**
   Public Hearing to consider the request of Chase Michaelis for a conditional use permit for a major home occupation to run an online sales business with non-resident employees on property located at approx. 672 South 900 East in the R1-9 (Single Family Residential) Zone

5. **Public Hearing: <u>Preliminary Subdivision Plat – Located at Approx. 950 E 200 S</u>**
   (Scratch Gravel Neighborhood)
   Public Hearing to consider the request of Deny Farnworth for a 4-lot preliminary subdivision plat called Adam's Acres Subdivision Plat 'B,' and also for an amendment to the vicinity plan for the neighboring area on property located at approximately 950 East 200 South in the R1-9 and R1-10 (Single Family Residential) Zones.

6. **Public Hearing: <u>Rezone – Located at approx. 900 W 1100 N</u>**
   (North Field Neighborhood)
   Public Hearing to consider the request of Clay M. Liston to rezone approximately 5.027 acres from the R1-8 Zone (Single Family Residential) with minimum lot area of 8,000 sq. ft. per lot to a R1-7 (Single Family Residential) with minimum lot area of 7,000 sq. ft. per lot on property located at approximately 900 West 1100 North.\

7. **Public Hearing: <u>Preliminary Subdivision Plat – Located at 1475 W State St</u>**
   (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.

8. **Public Hearing: <u>Text Amendment – Section 10-13-D-3: R-R (Rural Residential) Zone, RCO (Rural Commercial Overlay); Permitted Uses</u>**
   (Manila Neighborhood)
   Public Hearing to consider the request of Stone Gate/Dahlia's Hope to amend City Code Section 10-13D-3: RCO (Rural Commercial Overlay) Permitted Uses, by changing the conditions and requirements for the establishment of Use # 5811 Restaurants & # 6519 Other medical and health services, within the R-R (Rural Residential) Zone, RCO (Rural Commercial Overlay).
   Continued from 8/8/2019

9. **Public Hearing: <u>Text Amendment – Section 10-11-D-16: CS-2 (Commercial Sales-2) Zone, Multiple-Family Residential Development Requirements</u>**
   (Manila Neighborhood)
   Public Hearing to consider the request of Joe Salisbury to amend City Code Section 10-11-D-16: CS-2 (Commercial Sales-2) Zone, Multiple-Family Residential Development Requirements, by changing the conditions and requirements for the establishment of multi-family residential developments larger than 5 acres within the CS-2 (Commercial Sales-2) Zone.

Review and approve the minutes from August 8, 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
August 20, 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.