



February 24, 2022
PLANNING COMMISSION AGENDA

The Pleasant Grove City Planning Commission will hold a Public Hearing on Thursday, February 24, 2022, 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: Preliminary Subdivision Plat – Located at approx. 135 N 1400 E (Grove Creek and Battle Creek Neighborhood)

Public Hearing to consider the request of Spencer Shumway for a 5-lot preliminary subdivision plat, called Ashlyn Lane Plat 'A,' on property located at approximately 135 North 1400 East in the R1-12 (Single Family Residential) Zone.

2. Public Hearing: Rezone – Located at approx. 169 W 200 S (Old Fort Neighborhood)

Public Hearing to consider the request of Kevin Gurr to apply the C-G (General Commercial) Zone to approximately 2.7 acres on property currently zoned Downtown Village Commercial Subdistrict Zone, located at approximately 169 W 200 S.

**3. Public Hearing: Text Amendment – Section 10-11D-16E:
(City Wide)**

Multiple-Family Residential Development Requirements Public Hearing to consider the request of Josh Smith to amend City Code Section 10-11D-16E: Multiple-Family Residential Development Requirements, by modifying the provisions and requirements for multi-family developments within the CS-2 (Commercial Sales-2) Zone.

****CONTINUED FROM 2/10/22****

**4. Public Hearing: Rezone – Located at approx. Garden Drive & 600 West
(Mud Hole Neighborhood)**

Public Hearing to consider the request of Josh Smith to apply the CS-2 (Commercial Sales - 2) Zone to approximately 6.1 acres on property currently zoned C-N (Neighborhood Commercial) Zone, located at approximately at the north-west intersection of Garden Drive and 600 West.

**5. Public Hearing: Preliminary Subdivision Plat – Located at approx. 392 E State St.
(String Town Neighborhood)**

Public Hearing to consider the request of Joe Salisbury for a 1-lot preliminary subdivision plat totaling approximately 7.18 acres, called Village Square Subdivision Plat 'A,' on property located at approximately 392 E State Street, in the CS-2 (Commercial Sales-2) Zone.

****THIS ITEM HAS BEEN CONTINUED****

**6. Public Hearing: Site Plan – Located at approx. 392 E State St.
(String Town Neighborhood)**

Public Hearing to consider a request of Joe Salisbury for a site plan for 11 multi-family residential buildings containing 83 total units, on property located at approximately 392 E State Street, in the CS-2 (Commercial Sales-2) Zone.

****THIS ITEM HAS BEEN CONTINUED****

**7. Public Hearing: Conditional Use Permit – Located at approx. 392 E State St.
(String Town Neighborhood)**

Public Hearing to consider the request of Joe Salisbury for a Conditional Use Permit to allow 83 residential units (Use # 1151) on property located at approximately 392 E State Street, in the CS-2 (Commercial Sales-2) Zone.

****THIS ITEM HAS BEEN CONTINUED****

Review and approve the minutes from the February 10, 2022, Planning Commission Meeting.

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

Posted by: /s/ Kara Kresser, Community Development Department
February 23, 2022 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) websites.