



July 14, 2022

PLANNING COMMISSION AGENDA

The Pleasant Grove City Planning Commission will hold a Public Hearing on Thursday, July 14, 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. 362 North 200 West (Little Denmark Neighborhood)

Public Hearing to consider the request of Forrest Phillips Construction LLC for a 3-lot preliminary subdivision plat, called Battle Grove Plat A on 0.74 acres, approximately located at 362 North 200 West in the R1-8 (Single-Family Residential) Zone.

2. Public Hearing: Preliminary Subdivision Plat – Located at approx. 489 North 1380 East (Grove Creek Neighborhood)

Public Hearing to consider the request of Nicholas Colaizzi for a 1-lot preliminary subdivision plat, called Walker Ridge Plat E on 0.552 acres, approximately located at 489 North 1380 East in the R1-12 (Single-Family Residential) Zone.

3. Public Hearing: Vicinity Plan Amendment – Located at approx. 1024 West 550 North (Mud Hole Neighborhood)

Public Hearing to consider the request of Joshua Reeves for a vicinity plan amendment, approximately located at 1024 West 550 North in the Rural Residential (RR) Zone.

4. Public Hearing: Preliminary Subdivision Plat – Located at approx. 1024 West 550 North (Mud Hole Neighborhood) Public Hearing to consider the request of Joshua Reeves for a 1-lot preliminary subdivision plat, called Bonnie Estates Plat A on 1.451 acres, approximately located at 1024 West 550 North in the Rural Residential (RR) Zone.

- 5. Public Hearing: Site Plan – Located at approx. 1506 W. Pleasant Grove Blvd. (Sam White’s Lane Neighborhood)**
Public Hearing to consider the request of Jon Walter for a site plan for a two-story, multi-tenant office building located at approximately 1506 West Pleasant Grove Boulevard, on property zoned The Grove – Commercial Sales (GRV-CS) Zone.
*** Continued from June 23, 2022***
- 6. Public Hearing: Site Plan – Located at approx. 1506 W. Pleasant Grove Blvd. (Sam White’s Lane Neighborhood)**
Public Hearing to consider the request of Jon Walter for a site plan for a single-story, multi-tenant retail building with a drive-through located at approximately 1506 West Pleasant Grove Boulevard, on property zoned The Grove – Commercial Sales (GRV-CS) Zone.
*** Continued from June 23, 2022***
- 7. Public Hearing: Site Plan – Located at approx. 1506 W. Pleasant Grove Blvd. (Sam White’s Lane Neighborhood)**
Public Hearing to consider the request of Jon Walter for a site plan for a single-story retail building with a drive-through located at approximately 1506 West Pleasant Grove Boulevard, on property zoned The Grove – Commercial Sales (GRV-CS) Zone.
*** Continued from June 23, 2022***
- 8. 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.
- 9. 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.
- 10. 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.
- 11. Public Hearing: Preliminary Subdivision Plat – Located at approx. 67 South Main Street (Old Fort Neighborhood)**
Public Hearing to consider the request of Historic Main Street Partners LLC for a 1-lot preliminary subdivision plat, called Historic Main Street Condominiums Plat A on 0.29 acres, approximately located at 67 South Main Street in the Downtown Village – Commercial (DV-C) Zone.

12. Public Hearing: Preliminary Condominium Plat – Located at approx. 67 South Main Street (Old Fort Neighborhood)

Public Hearing to consider the request of Historic Main Street Partners LLC for a 25-lot condominium plat, called Historic Main Street Condominiums Plat B on 0.29 acres, approximately located at 67 South Main Street in the Downtown Village – Commercial (DV-C) Zone.

13. Public Hearing: Site Plan – Located at approx. 67 South Main Street (Old Fort Neighborhood)

Public Hearing to consider the request of Historic Main Street Partners LLC for a commercial site plan, approximately located at 67 South Main Street in the Downtown Village – Commercial (DV-C) Zone.

14. Public Hearing: Conditional Use Permit – Located at approx. 67 South Main Street (Old Fort Neighborhood)

Public Hearing to consider the request of Historic Main Street Partners LLC for a Conditional Use Permit to allow mixed use commercial buildings with 19 residential units (Use # 1133), approximately located at 67 South Main Street in the Downtown Village – Commercial (DV-C) Zone.

15. Public Hearing: Conditional Use Permit – Located at approx. 67 South Main Street (Old Fort Neighborhood)

Public Hearing to consider the request of Historic Main Street Partners LLC for a Conditional Use Permit to allow for joint parking, approximately located at 67 South Main Street in the Downtown Village – Commercial (DV-C) Zone.

Review and approve the minutes from the June 9, 2022, and June 23, 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
July 12, 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.