



**September 22, 2022**  
**PLANNING COMMISSION AGENDA**

The Pleasant Grove City Planning Commission will hold a Public Hearing on Thursday, September 22, 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: Text Amendment – Section 10-14-27-3A: Density of Allowed Uses (The Grove Zone District – The Boulevard Mixed-Use Overlay)**

Public Hearing to consider the request of McKay Christensen to amend City Code Section 10-14-27-3A: Density of Allowed Uses, by changing the requirement for certain dedicated uses, for buildings, parking areas, drive aisles, and/or outparcel directly fronting Pleasant Grove Boulevard, within a minimum buffer of sixty-four feet (64'), only within the Grove Zone District – Boulevard Mixed-Use Overlay.

**2. Public Hearing: Rezone – Located at approx. 202 South Pleasant Grove Boulevard (Sam White Lane Neighborhood)**

Public Hearing to consider the request of the Boulevard Development LLC to apply the BMU (Boulevard Mixed Use) Overlay to approximately .7 acres on property currently zoned The Grove Zone – Commercial Sales Subdistrict and CS-2 (Commercial Sales – 2) Zone located at approximately 202 South Pleasant Grove Boulevard.

**3. Public Hearing: Vicinity Plan Amendment – Located at approx. 200 South 1050 East (Battle Creek Neighborhood)**

Public Hearing to consider the request of Blossom Hill LLC for a vicinity plan amendment, approximately located at 200 South 1050 East in the R1-9 (Single-Family Residential) Zone.

**4. Public Hearing: Preliminary Subdivision Plat – Located at approx. 200 South 1050 East (Battle Creek Neighborhood)**

Public Hearing to consider the request of Blossom Hill LLC for a 41-lot preliminary subdivision plat, called Blossom Hill Plat A on 17.47 acres, approximately located at 200 South 1050 East in the R1-9 (Single-Family Residential) Zone.

**5. Public Hearing: Preliminary Subdivision Plat – Located at approx. 96 South 1050 East (Battle Creek Neighborhood)**

Public Hearing to consider the request of Blossom Hill LLC for a 1-lot preliminary subdivision plat, called Blossom Hill Plat B on 0.55 acres, approximately located at 96 South 1050 East in the R1-9 (Single-Family Residential) Zone.

**6. Public Hearing: Preliminary Subdivision Plat – Located at approx. 2761 North Canyon Road (Manila Neighborhood)**

Public Hearing to consider the request of Daniel Hyde for a 2-lot preliminary subdivision plat, called Hawkes Landing Plat C on 1.06 acres, approximately located at 2761 North Canyon Road in the Rural Residential (RR) Zone.

Review and approve the minutes from the September 8, 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  
September 21, 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](http://www.plgrove.org)) websites.