



January 26, 2023  
PLANNING COMMISSION AGENDA

The Pleasant Grove City Planning Commission will hold a Public Hearing on Thursday, January 26<sup>th</sup>, 2023, 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. 735 West 1010 North (Mud Hole Neighborhood)**

Public Hearing to consider the request of Jim and Angela Evans for a 1-lot preliminary subdivision plat, called Valley Crest Plat A, on 0.4 acres of land located at approx. 735 West 1010 North in the R1-8 (Single-Family Residential) Zone.

**2. Public Hearing: Conditional Use Permit – Located at approx. 612 S. Pleasant Grove Blvd (Sam White's Lane Neighborhood)**

Public Hearing to consider the request of Brady Davies for The Piano Place for a Conditional Use Permit to allow Use #6830: Special training and schooling, located at approx. 612 South Pleasant Grove Boulevard in The Grove – Commercial Sales Subdistrict.

**3. Public Hearing: Site Plan – Located at 470 South Pleasant Grove Boulevard (Sam White's Lane Neighborhood)**

Public Hearing to consider the request of Elliott Smith for TerraForm Companies LLC for a commercial site plan, located at 470 South Pleasant Grove Boulevard in The Grove Commercial Sales Subdistrict.

**4. Public Hearing: Preliminary Subdivision Plat – Located at approx. 1000 W. State Street (Sam White's Lane Neighborhood)**

Public Hearing to consider the request of X Development for a 3-lot preliminary subdivision plat called X Development PG Mixed Use Subdivision Plat A, on 5.05 acres of land located at approx. 1000 West State Street in the Commercial Sales-2 (CS-2) Zone.

**5. Public Hearing: Site Plan – Located at approx. 1000 W. State Street (Sam White's Lane Neighborhood)**

Public Hearing to consider the request of X Development for a commercial site plan, located at approx. 1000 West State Street in the Commercial Sales-2 (CS-2) Zone.

**6. Public Hearing: Phasing Plan – Located at approx. 1300 West 100 South  
(String Town Neighborhood)**

Public Hearing to consider the request of D R Horton, Inc. for the establishment of a phasing plan, on property located at approx. 1300 West 100 South in The Grove – Commercial Sales Subdistrict.

Review and approve the minutes for the January 12<sup>th</sup> 2023 meeting.

For assistance in understanding the above items, you may contact City Planner, Jacob Hawkins, at (801) 785-6057.

Posted by: /s/ Kara Kresser, Community Development Department  
January 25, 2023, 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.