The Pleasant Grove City Planning Commission will hold a Public Hearing on Thursday, September 12, 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: Preliminary Subdivision Plat – Located at approx. 551 E 1400 N (Big Spring Neighborhood)
   Public Hearing to consider the request of Jake at Millcreek Homes Inc., for a 2-lot preliminary subdivision plat, called Gonzalez Subdivision Plat ‘A,’ on property located at approximately 551 East 1400 North in the R1-20 (Single Family Residential) Zone.

2. Public Hearing: Preliminary Subdivision Plat – Located at approx. 855 W 1800 N (North Field Neighborhood)
   Public Hearing to consider the request of Robby Weber for a 1-lot preliminary subdivision plat, called Weber Subdivision Plat ‘A,’ on property located at approximately 855 West 1800 North in the R-R (Rural Residential) Zone.

3. Public Hearing: Text Amendment – Section 10-11-D-16: CS-2 (Commercial Sales-2) Zone, Multiple-Family Residential Development Requirements (String Town 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 on properties larger than 5 acres within the CS-2 (Commercial Sales-2) Zone.
   Continued from 8/22/2019

4. Public Hearing: Preliminary Subdivision Plat – Located at approx. 1070 Grove Creek Dr. (Grove Creek Neighborhood)
   Public Hearing to consider the request of Allan L. Erb for a 2-lot preliminary subdivision plat, called AECE Investment Plat A, on property located at approximately 1070 Grove Creek Drive in the R1-20 (Single Family Residential) Zone.

5. Public Hearing: Preliminary Subdivision Plat – Located at Approx. 100 S 1025 E
(Scratch Gravel Neighborhood)
Public Hearing to consider the request of Deny Farnworth for a 17-lot, 1-parcel preliminary subdivision plat called Ardie’s Orchards Plat ‘A,’ on property located at approximately 100 South 1025 East in the R1-10 (Single Family Residential) Zone.

6. Public Hearing: Preliminary Subdivision Plat – Located at approx. 64 N 200 E
(Old Fort Neighborhood)
Public Hearing to consider the request of Laurel Backman (Biddulph) for a 3-lot preliminary subdivision plat, called Backman Subdivision Plat A, on property located at approximately 64 North 200 East in the Downtown Village Zone – Transitional Subdistrict.

7. Public Hearing: Site Plan – Located at approx. 2340 W 250 S
(Sam White’s Lane Neighborhood)
Public Hearing to consider a request of Stephen Hopkins for a site plan containing 4 buildings with 30 multi-family units on property located at approximately 2340 West 250 South in The Grove Zone – Mixed Housing Subdistrict.

(Sam White’s Lane Neighborhood)
Public Hearing to consider a request of Larry Oldham; Babcock Design for a commercial site plan for a single-story bank with a detached drive-through located at 1953 West Pleasant Grove Boulevard in The Grove Zone - Interchange Subdistrict.

9. Public Hearing: Text Amendment – Section 10-21-4: Conditions for the establishment of home business
(City Wide)
Public Hearing to consider the request of Pleasant Grove City to amend City Code Section 10-21-4: Conditions for the establishment of home business, by changing the conditions and requirements for uses involving sales or retail of products from a residence, including online sales.
Continued until 9/26/2019

10. Public Hearing: Conditional Use Permit – Located at 703 E 700 N
(Monkey Town Neighborhood)
Public Hearing to consider the request of Mark Stephenson for a Conditional Use Permit to allow an accessory structure, 23 ft. in height, on property located at 703 East 700 North in the R1-9 (Single Family Residential) Zone.
Continued until 9/26/2019

11. 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.
Continued indefinitely

Review and approve the minutes from August 22, 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
September 9, 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.