



**PUBLIC MEETING
PLANNING COMMISSION AGENDA
November 9, 2006**

The Pleasant Grove City Planning Commission will meet Thursday November 9, 2006 at 7:00 p.m. in the Community Development Conference Room, 86 East 100 South (enter in south door), Pleasant Grove, Utah. Work session will be held from 6:00 - 7:00 p.m. and again after 10:00 p.m. Work sessions are public meetings; however, no testimony will be heard and no official actions will be taken on items discussed. From 7:00 – 10:00 p.m., regular business items shown below will be addressed. Although the public is invited to attend all sessions, public comment is normally accepted only during the regular business session.

6:00 p.m. Work Session - Commission members and staff will discuss:

- (a) Commission Business
- (b) Staff Business – Discuss Mayfield project

7:00 p.m. Regular Session

- ITEM 1** **Declaration of conflicts and abstentions from commission members**
- ITEM 2** **PUBLIC HEARING – CONDITIONAL USE PERMIT**
(BIG SPRINGS NEIGHBORHOOD)
Request of Stephanie Pont for a conditional use permit for a preschool located at 1444 North 260 East in the R1-10 (Single Family Residential, 10,000 sq ft lot area) zone.
- ITEM 3** **PUBLIC HEARING – CONDITIONAL USE PERMIT**
(SCRATCH GRAVEL NEIGHBORHOOD)
Request of James Cantrell for a conditional use permit for a major home occupation to breed, raise, buy, sell and trade ball pythons, property located at 1143 East 740 South, in the R1-9 (Single Family Residential, 9,000 sq ft lot area) zone.
- ITEM 4** **PUBLIC HEARING – CONDITIONAL USE PERMIT**
(SAM WHITE'S NEIGHBORHOOD)
Request of Jerry Smith for a conditional use permit to store RV trailers, boats, etc on property located at 575 West 220 South, in the M-D (Manufacturing District) zone.

- ITEM 5** **PUBLIC HEARING – CONDITIONAL USE PERMIT**
(STRING TOWN NEIGHBORHOOD)
Request of Harold Sargent for a conditional use permit for an automobile repair service, property located at 112 East 700 South in the C-S (Commercial Sales) zone.
- ITEM 6** **PUBLIC HEARING – CONDITIONAL USE PERMIT**
(STRING TOWN NEIGHBORHOOD)
Request of Lanny Krebs for a conditional use permit for a drive through window for Lee’s Restaurant, located at 426 East State Road in the C-S (Commercial Sales) zone.
- ITEM 7*** **PUBLIC HEARING – PRELIMINARY PLAT APPROVAL**
(MONKEY TOWN NEIGHBORHOOD)
Request of Raymond Bastian for preliminary plat approval for a 5-lot subdivision known as Bastian Subdivision Plat “A” located at approximately 597 East Center, in the R1-7 (Single Family Residential, 7,000 sq ft lot area) zone.
- ITEM 8*** **PUBLIC HEARING – PRELIMINARY PLAT APPROVAL**
(OLD FORT NEIGHBORHOOD)
Request of Blake Rasmussen for preliminary plat approval for a 2-lot subdivision known as Rasmussen Subdivision, located at approximately 211 South 300 East in the R1-7 (Single Family Residential, 7,000 sq ft lot area) zone.
- ITEM 9*** **PUBLIC HEARING – PRELIMINARY PLAT APPROVAL**
(MONKEY TOWN NEIGHBORHOOD)
Request of Charles Green for preliminary plat approval for a 2-lot subdivision known as Green Subdivision Plat “A”, located at approximately 257 North 850 East in the R1-9 (Single Family Residential, 9,000 sq ft lot area) zone.
- ITEM 10*** **PUBLIC HEARING – PLAT AMENDMENT AND PRELIMINARY**
PLAT APPROVAL
(MUD HOLE NEIGHBORHOOD)
Request of Marty Beaumont to amend lot 33 of Valley Crest Subdivision Plat “B” and to create lots 1 and 2 of the Valley Crest Subdivision Plat “K”, located at approximately 1010 West 600 North in the R1-8 (Single Family Residential, 8,000 sq ft lot area) zone.
- ITEM 11*** **COMMERCIAL SITE PLAN**
(STRING TOWN NEIGHBORHOOD)
Request of Darrin Long for commercial site plan approval for a used car dealership known as Rocky Mountain Motor Cars, located at 369 East State, in the C-S (Commercial Sales) zone

ITEM 12 PUBLIC HEARING – ORDINANCE AMENDMENT
(RURAL RESIDENTIAL (RR) ZONE AREAS)
Request of Lone Peak Development to amend Section 10-9A-2 (G) “CONDITIONAL USES” to add Land Use Codes #5440 “Candy, nut and confectionary”, #6299 “Other personal services, NEC. (Includes wedding chapels, reception centers, baby sitting bureaus and reducing salons), #7110 “Cultural Centers” and #7230 “Public Assembly, Miscellaneous Purposes”, as a Conditional Use in the RR (Rural Residential, 21,780 sq ft lot area) zone.

ITEM 13* PUBLIC HEARING – COMMERCIAL SITE PLAN AND
PRELIMINARY PLAT APPROVAL
(SAM WHITE’S LANE NEIGHBORHOOD)
Request of KMA Real Estate for commercial site plan approval for the Copper Lefe Business Park located at approximately 1350 West State, in the GW (Gateway – State Street Subdistrict) and preliminary site approval for a 166 unit condominium project known as The Cottages at Copper Lefe, located at approximately 100 North 1300 West, in the GW (Gateway – Blues Subdistrict) zone.

ITEM 14* CONTINUED PUBLIC HEARING – ORDINANCE AMENDMENTS
(CITY WIDE IMPACT)
1 - Request to consider amending Section 11-3-2 “BONDING FOR STREET IMPROVEMENTS REQUIRED AS A CONDITION FOR PLAT RECORDATION” of the Pleasant Grove City Municipal Code to require a cash bond for improvements of a half width road.
2 - Request to consider amending Section 11-3-4 “STREET STANDARDS” of the Pleasant Grove City Municipal Code to allow the planning commission to approve portions of streets that do not connect to or provide access to any other existing street or development. (Continued from the October 26, 2006 meeting)

ITEM 15* PUBLIC HEARING – ORDINANCE AMENDMENTS
(SAM WHITE’S NEIGHBORHOOD)
Request to consider amending Sections 10-14-2, 10-14-13, 10-14-16, 10-14-17, 10-14-18 and 10-14-21 of the Pleasant Grove City Municipal Code regarding landscaping, open space and multi-family bonus density calculations in the GW (Gateway) zone.

MINUTES: Review and approve Minutes and Reports of Action from previous meeting(s).

Continued Work Session – Continued discussion of items from the 6:00 – 7:00 p.m. work session. This meeting is projected to adjourn approximately 11:00 p.m., but not later than midnight.

Note: This agenda may be available on the Pleasant Grove internet web site at www.pgcity.org.

NOTE: Items(s) noted on the agenda marked with an asterisk (*) require legislative action and may require a public hearing by the Pleasant Grove City Council. The hearing date will be noticed 14 days prior to the Council meeting.

CERTIFICATE OF POSTING

I certify that the above notice and agenda were properly posted in three public places within the Pleasant Grove City Limits.

Ken Young, Community Development Supervisor

++ Note: If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the Community Development Department at (801) 785-6057, 24 (twenty-four) or more hours in advance of the meeting. We will try to provide necessary assistance.

POSTED BY: Kathy Kresser
DATE: November 6, 2006
TIME: 5:00 p.m.
PLACE:
Community Development, 86 East 100 South
City Hall, 70 South 100 East
Library, 30 East Center

Complete agenda published in the New Utah November 9, 2006
Public Hearing Notice posted in the Daily Herald October 30, 2006