

**JULY 9, 2026
PLANNING COMMISSION
MEETING AGENDA**

NOTICE IS HEREBY GIVEN that the Pleasant Grove City Planning Commission will hold a Public Hearing on **Thursday, July 9, 2026, at 7:00 p.m.** in the Community Room at the Police and Court Building located at 108 S 100 East in Pleasant Grove, Utah. The Work Session will be held from 6:30 p.m. to 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 for public hearing items.

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
- b. Agenda Approval
- c. Staff Reports
- d. Declaration of conflicts and abstentions from commission members

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

Public Hearing to consider the request of Nate Reiner for a 45-lot preliminary condominium subdivision plat, called X Development PG Mixed Use Condominium Plat on approximately 2.954 acres, located at approximately 1000 West State Street in the Commercial Sales-2 (CS-2) Zone. (Administrative Item)

**2. Public Hearing: Site Plan – Located at Approx. 224 S Pleasant Grove Blvd
(Sam White's Lane Neighborhood)**

Public Hearing to consider the request of Kartik Patel for a commercial site plan for a commercial building, located at approximately 224 S Pleasant Grove Blvd in The Grove – Commercial Sales Zone with the Boulevard Mixed Use Overlay. (Administrative Item)

**3. Public Hearing: Rezone – Located at 1270 N 580 E
(Big Spring Neighborhood)**

Public Hearing to consider the request of Hugh and Melissa Hinkson to add the Residential Agricultural Overlay (RAO) to approximately 2.18 acres of land located at 1270 North 580 East. (Legislative Item)

**4. Public Hearing: Code Text Amendment – Section 10-12A-2: Permitted, Conditional, and Accessory Uses in the Business and Manufacturing Park (BMP) Zone
(City Wide)**

Public Hearing to consider the request of St. John Properties to amend Section 10-12A-2: Permitted, Conditional, and Accessory Uses in the Business and Manufacturing Park (BMP) Zone, to add Use 6410 (Automobile Repair and Related Services) to the list of permitted uses within the Zone. (Legislative Item)

**5. Public Hearing: Code Text Amendment – Section 10-14-24-3-D: Permitted Uses in The Grove Interchange Subdistrict
(City Wide)**

Public Hearing to consider the request of Dallas Curtis to amend City Code Section 10-14-24-3-D: Permitted Uses in The Grove Interchange Subdistrict, to add Use 6295 (Tattooing) to the list of permitted uses within the Zone. (Legislative Item)

Review and approve the minutes for the June 25th, 2026, meeting.

For assistance in understanding the above items, you may contact the Community Development Director, Daniel Cárdenas, or City Planner, Jacob Hawkins at (801) 785-6057.

CERTIFICATE OF POSTING:

I certify that the above public hearing notice items were posted in three public places within Pleasant Grove City limits and on the State (<http://pmn.utah.gov>) and City (www.pgcityutah.gov) websites.

Posted by: /s/ Maria Arteaga, Planning & Zoning Assistant

Date: June 23, 2026

Time: 2:00 p.m.

Place: City Hall, Library and Community Room at 108 S 100 E

*Note: In accordance with the Americans with Disabilities Act, Pleasant Grove City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Pleasant Grove City at (801) 785-5045, at least 48 hours prior to the meeting.