

ORDINANCE NO. 2023-21

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF PLEASANT GROVE CITY, REZONING APPROXIMATELY .79 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 184 W 200 N FROM THE R1-8 (SINGLE FAMILY RESIDENTIAL) ZONE TO THE DOWNTOWN VILLAGE (TRANSITIONAL DISTRICT) ZONE, MUSTANG DESIGN IS THE APPLICANT.

WHEREAS, the existing zone for the property located at approximately 184 W 200 N is R1-8 (Single Family) Zone where the minimum required square footage per lot is 8,000 sq. ft. lots; and

WHEREAS, the applicant intends to develop a residential subdivision having minimum lot sizes averaging 5,000/6,000 square feet, which is less than the 8,000 square feet as currently required in the R1-8 Zone; and

WHEREAS, the General Plan designation of Midtown Residential supports the creation of small residential lots, which matches the description of the Downtown Village Transitional District Zone and the uses are cohesive with the existing as well as with the intended uses for the area; and

WHEREAS, on August 24, 2023 the Pleasant Grove City Planning Commission held a public hearing to consider the re-zone request; and

WHEREAS, at its public hearing the Planning Commission found that the rezone request was in the public's interest and considered that the application of the Downtown Village Transitional District Zone is cohesive with its surroundings and consistent with the written goals and policies of the General Plan; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the rezone request be approved; and

WHEREAS, on September 19, 2023 the Pleasant Grove City Council held a public hearing to consider the request; and

WHEREAS, at its meeting the Pleasant Grove City Council was satisfied that the rezone request was in the best interest of the public and was consistent with the written goals and policies of the General Plan; and

WHEREAS, at its meeting the Pleasant Grove City Council approved the request to rezone approximately .79 acres located at approximately 184 West 200 North from the R1-8 Zone to the Downtown Village Transitional District Zone.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLEASANT GROVE:

SECTION 1. The approximate .79 acres located at approximately 184 W 200 N shall be rezoned from the R1-8 (Single Family Residential) Zone to the Downtown Village (Transitional District) Zone; said property being described as shown on Exhibit "A".

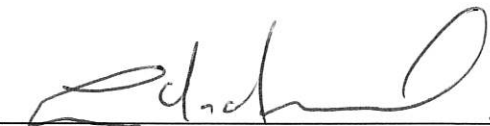
SECTION 2. The Official Zoning Map showing such changes shall be filed with the Pleasant Grove City Recorder.

SECTION 3. The Pleasant Grove City Council finds that the zone change is in the best interest of the public and is consistent with the written goals and policies of the City's General Plan.

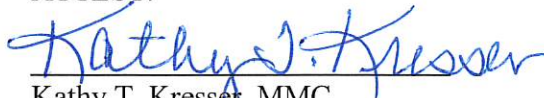
SECTION 4. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance.

SECTION 5. This ordinance shall take effect immediately upon its passage and shall be posted or published as required by law.

SECTION 6. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council or Pleasant Grove City, State of Utah, on this 19th day of September, 2023.


Guy L. Fugal, Mayor

ATTEST:


Kathy T. Kresser, MMC
City Recorder

(SEAL)



Exhibit "A"



Motion: Council Member WELLMAN

Second: Council Member. ~~THOMAS~~ LE MONE

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Guy L. Fugal	_____	_____	_____	_____
Dianna Andersen	_____	_____	_____	<u>X</u>
Brent Bullock	_____	_____	_____	<u>X</u>
Eric Jensen	<u>X</u>	_____	_____	_____
Cyd LeMone	<u>X</u>	_____	_____	_____
Todd Williams	<u>X</u>	_____	_____	_____

CERTIFICATE OF POSTING ORDINANCE
Pleasant Grove City Corporation

I, the duly appointed recorder for the City of Pleasant Grove, hereby certify that a summary of the foregoing Ordinance No. 2023-21 was posted on the State (<http://pmn.utah.gov>) website on this 25 day of Sept, 2023.

Dated this 23 day of Sept, 2023.

Kathy T. Kresser
Kathy T. Kresser, MMC, City Recorder



City Council Staff Report

September 19, 2023

Item 11C

REZONE

REQUEST	Request for a zone change from R1-8 (Single Family Residential) to the Downtown Village - Transitional (DV-T) Zone.	
APPLICANT	Mustang Design	
ADDRESS	Approximately 184 West 200 North	
STAFF RECOMMENDATION	Deny the proposed zone change	
ATTACHMENTS	Aerial Map	4
	Zoning Map	5
	General Plan Designation	6
	Supplemental Attachments	7

Background

The applicant is proposing to rezone approximately 0.79 acres of land from the R1-8 (Single-Family Residential) Zone to the Downtown Village – Transitional (DV-T) Zone. The subject property is located north of 200 North and east of 100 East and is developed with a single-family home. The applicant has requested a zone change to R1-8 Zone so they will be able to meet the zoning requirements if they choose to subdivide their property.

Analysis

Intent Statements:

The intent of the current R-1 (Single-Family) Zone is “...to provide areas for the encouragement and promotion of an environment for all socioeconomic levels of family life by providing for the establishment of one-family detached dwellings on individual lots, or single-family dwellings in a planned residential development (PRD) with an open space environment. This zone is characterized by attractively landscaped lots and open spaces with lawns, shrubs and small orchards.”

The intent of the proposed Downtown Village Zone is “...to provide a district in which the primary function of the land is to create a livable and walkable downtown. The Downtown Village Zone is to foster a revitalization of its commercial/retail base, while preserving the downtown's historical image, increasing the livability, and protecting the existing residents' quality of life. It is further intended to

On the 2022 General Plan Future Land Use Map (page 11), this area is located in the Midtown Residential area. The general plan states that “this district plays an important role in the revitalization of the City’s core, as it can help support a 24/7 demand for Downtown’s commercial services. The area is envisioned to remain predominantly single-family in character, but also offers a unique opportunity for providing ‘missing middle’ housing, such as twin homes, duplexes, and similar forms of housing which are a good fit for the area and provide options for young families who otherwise cannot afford a single-family residence yet and do not desire to live in a higher density apartment complex. This ‘missing middle’ housing should be encouraged in this area provided they are compatible in scale and form with the existing neighborhood.” (General Plan, page 14)

Recommendation from Staff

Staff recommended the Planning Commission to forward a recommendation of denial for the rezone of the subject property from the R1-8 (Single-Family Residential) to the Downtown Village – Transitional Zone based on the following findings:

Model Motions

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on August 24, 2023.

**1. Public Hearing: Rezone – Located at approx. 184 West 200 North
(Little Denmark Neighborhood)**

Public Hearing to consider the request of Mustang Design for a zone change from R1-8 (Single-Family Residential) to the Downtown Village Transitional Zone, on approximately 0.79 acres of unplatted land, located at approx. 184 West 200 North.

RECOMMEND APPROVAL

Motion: At the Public Hearing, Commissioner Redding moved to forward a recommendation of APPROVAL to the City Council for the request of Mustang Design for a Zone Change from R1-8 (Single-Family Residential) to the Downtown Village Transitional Zone, on approximately 0.79 acres of Unplatted Land, located at approximately 184 West 200 North and adopting the and adopting the exhibits, conditions, and findings of the Staff Report, and as modified by the condition below.

1. All Final Planning, Engineering, and Fire Department requirements are met.

Commissioner Patten seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

Motion by: Commissioner Redding

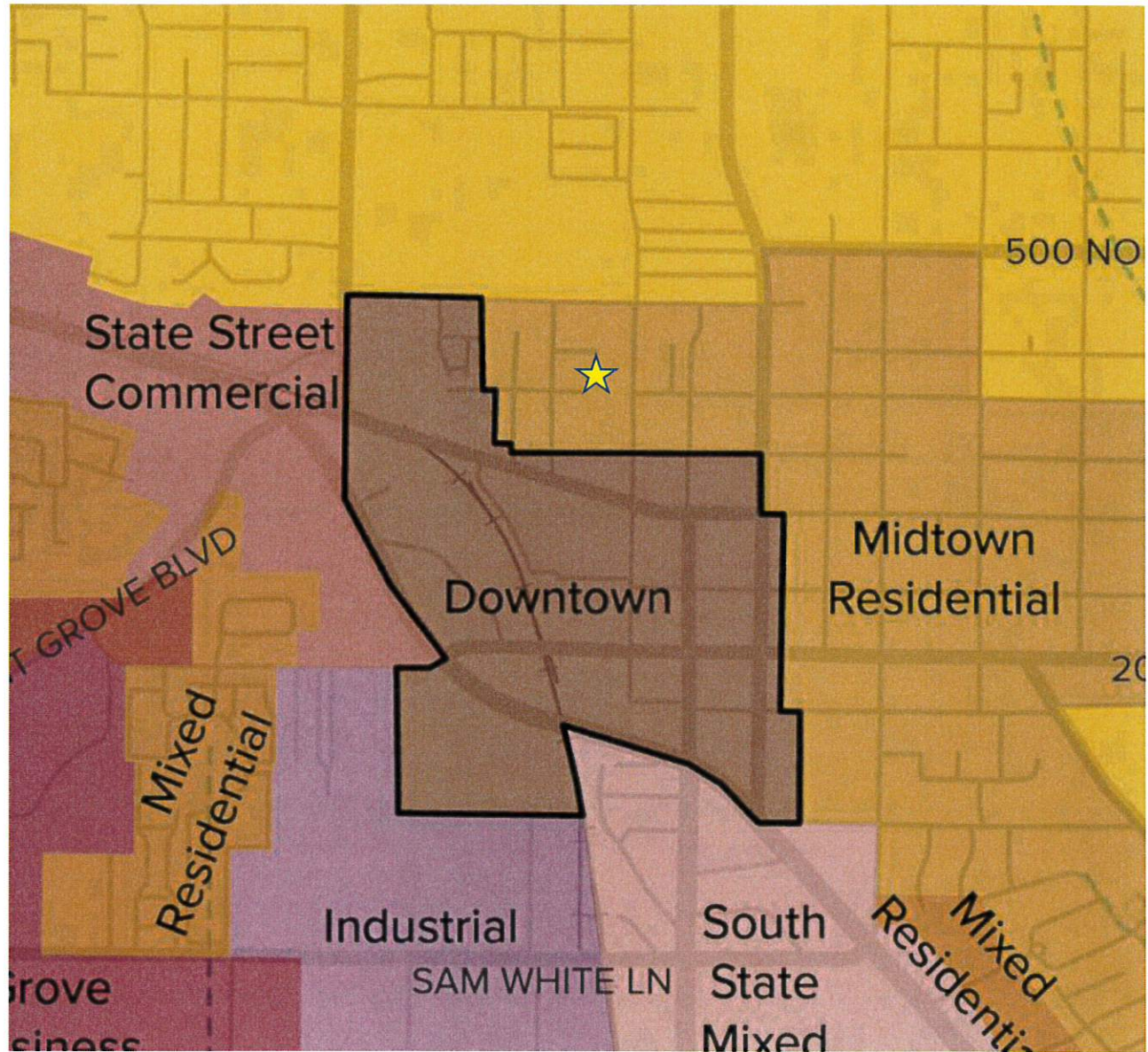
Seconded by: Commissioner Patten

AYE VOTES: Chair Phillips, Patten, Martineau, Redding, Shirley, Butler, Fugal

ZONING MAP



GENERAL PLAN FUTURE LAND USE MAP DESIGNATION



 = Subject Property