

ORDINANCE NO. 2024-11

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING CITY CODE SECTION 10-18-2B AND SECTION 10-18-4 REGARDING THE REQUIRED DIMENSIONS (LENGTH AND WIDTH) FOR PARKING STALLS, ALLOWING PARKING STALLS TO HAVE A MINIMUM DIMENSION OF 18 FT. IN LENGTH IN THE DOWNTOWN VILLAGE – COMMERCIAL SUBDISTRICT ZONE; INCLUDING AN EFFECTIVE DATE (ANDREW ARMSTRONG, APPLICANT).

WHEREAS, the size of parking stall dimensions for all new development have been previously established by the city as found in Chapter 10-18, Off Street Parking, and

WHEREAS, the applicant has requested that a reduced requirement be permitted for developments in The Downtown Village Commercial subdistrict; and

WHEREAS, the reduction of parking stall length to 18 feet follows the standard utilized by several other neighboring cities with no negative impacts on the parking needs for the area; and

WHEREAS, reducing the length of parking stalls adheres to good planning principles for downtown development by providing the look and feel of the adopted downtown designs and facilitates economic development in the zone; and

WHEREAS, on April 25, 2024 the Pleasant Grove City Planning Commission held a public hearing to consider amending Sections 10-18-2B and 10-18-4 of the Pleasant Grove Municipal Code; and

WHEREAS, at its public hearing the Planning Commission decided that the requested amendments to the Pleasant Grove Municipal Code are in the public's interest and consistent with the goals and policies of the General Plan; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the request to amend Section 10-18-2B and 10-18-4 of the Pleasant Grove Municipal Code be approved; and

WHEREAS, on May 7, 2024 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 amendments to the Pleasant Grove Municipal Code are in the best interest of the public and consistent with the goals and policies of the General Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Pleasant Grove City, Utah County, State of Utah as follows:

SECTION 1. Section 10-18-2B, Parking Design Standards, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

All off street parking facilities shall conform to the following standards:

- A. All parking spaces shall be nine feet (9') wide by twenty feet (20') long as designated on diagram in this chapter, except as provided in subsections B and F of this section.
- B. Parking Spaces in The Grove – Interchange Subdistrict and within the Downtown Village Zone – Commercial Subdistrict shall be nine feet (9') wide by eighteen feet (18') long as designated on diagram in this chapter.
- C. Acute angle parking (30 degree, 45 degree and 60 degree), shall be designed for one-way traffic only.
- D. Separate exits shall be provided for acute angle and one-way parallel parking of four (4) or more spaces so that cars need not exit by backing onto a street or alley.
- E. When providing access to a garage, carport or parking area having less than five (5) parking spaces, a driveway shall be a minimum of twelve feet (12') in width. Where a driveway provides access to a garage, carport, or parking area serving as the main parking area for the primary dwelling, said driveway shall provide paved access to a public street.
- F. When used for access to a garage, carport or parking area having five (5) or more parking spaces, a driveway shall be a minimum of twelve feet (12') in width for one-way traffic or sixteen feet (16') in width for two-way traffic.
- G. Tandem parking (front to rear) is permitted only for single-family and duplex dwellings, when front and back spaces are both designated to serve the same dwelling unit. Additionally, tandem spaces will be permitted in the driveway of multi-family dwellings with an attached garage, but may not be counted toward meeting visitor parking requirements. Driveways with tandem spaces must have a minimum length of eighteen feet (18'), from the back side of sidewalk, or back side of curb where no sidewalk exists.
- H. In calculating the required parking for any given use, if the number of required parking ends in a fraction, the number will always be rounded up to the next whole number.
- I. Required parking for multiple residential developments cannot be rented, leased or otherwise utilized by another residential unit or development with the intent of increasing the occupancy of said unit.
- J. Dead end aisles of parking must have additional back up area such as a hammerhead of adequate size to provide sufficient radius for back up provided at the end of the aisle.

K. Parking spaces may be reduced in length by two feet (2') for vehicle overlay where such spaces abut a planter or sidewalk area bordered by a low curb acting as a wheel bumper, provided:

1. Where the parking spaces are on only one side, the planter area shall have a minimum width of four feet (4') and a sidewalk with a minimum width of six feet (6').
2. Where the parking spaces are on two (2) sides, the planter area shall have a minimum width of six feet (6') and a sidewalk shall have a minimum width of eight feet (8').

L. All structures which are required by the provisions of the international building code to have adaptations which assist access by handicapped persons shall, in addition, provide off street parking for handicapped persons as described below. The provisions described below are minimum requirements, which, for good cause, may be altered or increased by the planning commission:

PARKING SPACES REQUIRED

<u>Total Number Of Parking Spaces In Lot Or Garage</u>	<u>Required Number Of Handicapped Spaces</u>
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 999	2 percent of total spaces
Over 1,000	20 spaces, plus 1 space for every 100 spaces, or fraction thereof, over 1,000

- M. Each lot shall be hard surfaced and be maintained in good condition and kept clear and in an unobstructed and usable condition at all times. Responsibility for maintenance of the lot shall rest with the property owner. The lot shall provide adequate access to a street or alley.
- N. Parking lots shall be graded for proper drainage with surface water diverted in such a way as to keep the parking area free of accumulated water or ice. Adequate control curbs shall be installed to control drainage and direct vehicle movement. Parking lot drainage shall be controlled on site and channeled to storm drain or gutter as approved by the city.
- O. Maximum driveway access grades shall not exceed ten percent (10%) in slope. For a single-family residence, the maximum grade may increase to eighteen percent (18%) where no portion of the driveway exceeding ten percent (10%) is used to meet the off street parking requirement and an additional off street parking area is provided to meet the requirement. Driveways serving more than a single-family residence shall provide a minimum twenty foot (20') staging or transition area at no greater than a two percent (2%) slope beginning at the back of the curb, where existing, or as otherwise approved by the city engineer in anticipation of future street improvements.
- P. No off street parking shall be permitted in a required front yard or street side yard, except in a driveway meeting the minimum parking space length requirement, or as otherwise stipulated in the respective zones.
- Q. All public and private parking lots having ten (10) or more spaces shall be adequately illuminated to provide for safety and protection of the user. Any lights provided to illuminate any parking area shall be shielded so as to reflect the light away from adjacent premises.
- R. In the case of mixed uses in the building or on a lot, the total requirements for off street parking facilities shall be the sum of the requirements for the various uses computed separately. Off street parking facilities for one use shall not be considered as providing required parking facilities for any other use, except as hereinafter specified for joint use.
- S. The planning commission may, upon application by the owner or lessee of any property, authorize the joint use of parking facilities by a conditional use. In order to qualify for approval for joint use parking, the applicants shall meet the conditions specified herein:
1. Up to fifty percent (50%) of the parking facilities required by this chapter for a use considered to be a nighttime use may be provided by the parking facilities of a use considered to be primarily a daytime use, provided such reciprocal parking area shall be contiguous, and the joint use of such facilities is assured by recording the reciprocal parking agreement in the office of the Utah County recorder;
 2. Identify the location and identity of each use that will share the facility;

3. The projected hours of operation of each use and the hours during which peak parking demand will be experienced;
 4. A site plan that provides for a distance of no greater than three hundred feet (300') from the nearest entrance of each use to the nearest edge of the parking facility;
 5. A site plan that demonstrates that the proposed shared parking facility will comply with all standards required by this code for parking lot development.
- T. Common parking facilities may be provided in lieu of individual requirements contained herein, provided the total of such off street parking spaces, when used together, shall not be less than the sum of the various uses computed separately. If the common facilities are located on more than one lot, a covenant for the preservation of said parking facilities must be filed with the office of the Utah County recorder.
- U. The plans for any proposed parking area or expansion of existing parking area shall be submitted to the community development department for approval. The plans shall clearly indicate the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping and other features and appurtenances of the proposed parking lot.
- V. The following minimum landscaping requirements shall apply for all parking areas within a proposed or amended development:
1. Curbed planters with two inch (2") or larger caliper shade trees, and grass, shrubs, or ground cover shall be installed at the ends of parking rows. The landscaped planters are to be a minimum five feet (5') wide.
 2. Minimum two inch (2") caliper shade trees shall be planted in four foot (4') wide curbed diamonds between double parking rows at minimum intervals of six (6) stalls, and along single parking rows at minimum intervals of three (3) stalls, at a distance of no more than six feet (6') from the parking area. Shade trees are not required along the front of single parking rows which are adjacent to buildings.
 3. Landscaping improvement plans in parking areas must be reviewed and approved by the parks and recreation department.
- W. The parking requirements for land uses which are not specified in this chapter shall be determined by the planning commission. Said determination shall be based upon the requirements for the most comparable use specified herein.
- X. Adequate ingress and egress to and from all uses shall be provided as follows:
1. For each residential lot: Not more than two (2) driveways per frontage, subject to meeting the minimum street frontage requirement. Driveway width is determined by measuring the

distance along the base of the curb cut. The following requirements shall apply to residential lots:

- a. One driveway shall not exceed thirty-two feet (32') in width, unless the lot has a minimum frontage of one hundred feet (100'). In such cases, the driveway may be up to forty feet (40') wide;
 - b. Two (2) driveways, not exceeding a combined total width of forty feet (40'), may be installed on each frontage (minimum 100 feet) for a corner lot;
 - c. All driveways on corner lots are to be located at a distance equal to or greater than the minimum setback for the zone, measured from the property line on each side of the corner;
 - d. A minimum separation of twenty feet (20') shall be required between two (2) driveways for each frontage;
 - e. All driveways are to be a minimum distance of ten feet (10') from a side property line, beginning from the measuring point of the width of the driveway (curb cut); and
 - f. Driveway access for a residential lot, onto a designated arterial or collector street, shall not be permitted for new subdivision proposals, unless the city determines there are no other possible alternative accesses to the lot. If an existing home is included within a new subdivision, it may retain its current access onto the collector street, unless it is a corner lot and there is reasonable opportunity to move the driveway to access the other standard size residential street.
2. Access for nonresidential lots shall meet the following requirements:
- a. Unless otherwise restricted by the city's access management standards, nonresidential lots shall not have more than two (2) driveways for each one hundred feet (100') of frontage on any street.
 - b. No two (2) of said driveways shall be closer to each other than twelve feet (12'), and no driveway shall be closer to a side property line than three feet (3').
 - c. Each nonresidential driveway shall be not more than fifty feet (50') wide, for multiple-lane drives, with a minimum width of sixteen feet (16') for the receiving lane. Multiple-lane drives shall be no less than twenty eight feet (28') wide.

The city standard for a single ingress drive (receiving lane) is to be no less than sixteen feet (16'), and no more than thirty two feet (32') for the combined total width of both ingress/egress lanes. These drives are to be measured at right angles to the centerline of driveway, except as increased by permissible curb return radii. The entire flare of any return radius shall fall within the right of way.

- d. No driveway shall be closer than fifty feet (50') to the point of intersection of two (2) property lines at any corner as measured along the property line.
- e. On a street where there are no curbs or gutters, all driveways shall be well marked and protection provided the entire length of the frontage, exclusive of the driveways, as per approved plans.

Y. Each off street parking space shall be surfaced with an asphaltic or Portland cement or other binder pavement and permanently maintained so as to provide a dustless surface. The parking area shall be so graded as to dispose of all surface water. If such water is to be carried to adjacent streets, it shall be piped under sidewalks.

Z. The sides and rear of any off street parking lot which adjoins an area which is to remain primarily residential shall be screened from such area by a decorative precast concrete wall or a solid visual barrier, approved by the community development director, to be not less than four (4) nor more than eight feet (8') in height.

SECTION 2. Section 10-18-4, Diagrams, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

Parking Stall Dimensions: The following diagrams illustrate recommended dimensions for parking stalls, except that a length of 18 feet shall be permitted in The Grove Zone, Interchange Subdistrict and within the Downtown Village Zone – Commercial Subdistrict:

SECTION 3. 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 phases of this Ordinance.

SECTION 4. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

SECTION 5. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 7th day of May, 2024.


Guy Fugal, Mayor

ATTEST:

Wendy Thorpe
Wendy Thorpe, CMC
City Recorder



Motion: Council Member WILLIAMS

Second: Council Member JENSEN

<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>
Steve Rogers	<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. 2024-11 was posted on the State (<http://pmn.utah.gov>) website on this 8 day of May, 2024.

Dated this 8 day of May, 2024.

Wendy Thorpe
Wendy Thorpe, CMC, City Recorder