ORDINANCE NO. 2024-015

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING CITY CODE SECTION 10-12A-3 DESIGN CONTROLS IN THE BMP (BUSINESS MANUFACTURING PARK) ZONE TO PERMIT OUTDOOR STORAGE FOR RETAIL USES ONLY FOR DEVELOPMENTS LOCATED IN THE BUSINESS MANUFACTURING PARK ZONE, INCLUDING AN EFFECTIVE DATE (WILL CLARK, APPLICANT).

WHEREAS, Current design standards for any proposed developments located in the Business and Manufacturing Park Zone (BMP) restrict the amount of outside storage of goods to an area no bigger than 25% the footprint of the main building, and

WHEREAS, the applicant has requested to increase the area allowed for the outdoor storage of goods for the purpose of display and storage of retail products to a maximum of 25% of the total lot area; and

WHEREAS, the proposed change to increase the area for outdoor storage is accompanied by an update on the design controls in order to restrict the use of outdoor storage to products and goods associated with retail uses only; and

WHEREAS, the principle of allowing for a bigger outdoor storage area but adding more specific design controls, adheres to good planning principles for developments in a light manufacturing zone providing not just for the look and feel of the Business Manufacturing Park Zone, but also to facilitate economic development in the zone; and

WHEREAS, on July 5, 2024, the Pleasant Grove City Planning Commission held a public hearing to consider amending Sections 10-12A-3 Design Controls in the BMP (Business Manufacturing Park) Zone in the Pleasant Grove Municipal Code; and

WHEREAS, at its public hearing the Planning Commission found 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 10-12A-3 Design Controls in the BMP (Business Manufacturing Park) Zone of the Pleasant Grove Municipal Code be approved; and

WHEREAS, on July 9, 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 10-12A-3 Design Controls in the BMP (Business Manufacturing Park) Zone, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

10-12A-3: DESIGN CONTROLS:

Overall unity of site design shall be accomplished through:

A. Architectural Harmony: Architectural harmony of buildings and structures.

B. Design Integration: Design integration of the common open space system and storm drainage system.

C. Design: Unified design of street furniture, such as street signs, poles, light standards and luminaries, pedestrian benches, bus shelters, project entrances, perimeter fencing, pavement treatment, plazas, and handicapped curb ramps; housings for power facilities, telephone service boxes, and grouped mailbox stations; illumination of buildings, outdoor sculptures and statuary, decorative fountains, walkway railings and steps.

~~D. Outdoor Merchandise Display: The storage of merchandise for display shall only be allowed in compliance with all of the following circumstances:~~

~~1. The maximum area designated for the storage of display products shall not exceed twenty five percent (25%) of the footprint of the main building.~~

~~2. All the merchandise for display shall be behind an enclosed area attached to the main building and the wall for such an enclosed area shall be constructed with the same exterior finish as the main building except for the gate.~~

~~3. The enclosing wall shall be one foot (1') higher than the height of the display merchandise and the maximum height allowed for the storage of display merchandise shall be ten feet (10').~~

~~4. The location of the designated area for the display of merchandise shall be attached to the main building and be located on the side yard or back yard area.~~

~~5. The area designated for the display of merchandise shall be subject to the same setbacks required for the main building.~~

D. Outdoor Storage and Designated Outdoor Storage Areas: The storage of materials in any designated outdoor storage areas shall be secondary and subordinate to a permitted retail use only, provided the following conditions and design requirements have been satisfied:

1. The maximum area designated for outdoor storage shall not exceed twenty-five percent (25%) of the Lot Area.
2. All of the storage materials shall be contained within a designated outdoor storage area that is attached to the main building and such outdoor storage area shall be enclosed by a masonry wall that meets the design standards of The Grove Zone that is not less than ten feet (10') in height.
3. The storage materials cannot exceed the height of the enclosing wall.
4. Any gate(s) to the designated outdoor storage areas shall be screened with opaque or solid materials.

5. The designated outdoor storage areas shall be located in an enclosed side yard or back yard area of a lot or parcel of land.

6. A landscaped buffer of not less than ten feet (10') (measured from the property line), including, a sufficient number of mature trees to the extent feasible, shall surround the designated outdoor storage areas on all sides not directly attached to or nearby the main building. Such trees shall be three-inch (3") to five-inch (5") caliper trees, to the extent there is sufficient room to plant and maintain trees between the property line and the enclosing wall.

7. All space within the designated outdoor storage areas shall be improved with asphalt or concrete.

E. Utilities Underground: All utilities shall be placed underground.

F. Mechanical Equipment Enclosed: All mechanical equipment incidental to any building, including roof mounted mechanical equipment or communication equipment, shall be totally enclosed or screened so as to be an integral part of the architectural design of the building to which it is attached or related.

G. Loading Operations: Loading operations shall either be conducted within the building or be screened so as to not be visible from a public street and conducted in such a way that in the process of loading or unloading, no vehicle will block the passage of other vehicles on the service drive or extend into any other public or private drive or street used for traffic circulation. (Ord. 2017-37, 8-1-2017)

SECTION 2. 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 3. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

SECTION 4. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 9th day of July, 2024.

Guy Fugal, Mayor

ATTEST:

Wendy Thorpe, CMC
City Recorder

PLEASANT GROVE CITY, UTAH
CORPORATE SEAL

Motion: Council Member Jensen

Second: Council Member Rogers

ROLL CALL	Yes	No	Abstain	Absent
Mayor Guy L. Fugal				
Dianna Andersen	X			
Steve Rogers	X			
Eric Jensen	X			
Cyd LeMone	X			
Todd Williams	X			

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. 2024-015 was posted on the State (http://pmn.utah.gov) website on this 10 day of July, 2024.

Dated this 10 day of July, 2024.

Wendy Thorpe

Wendy Thorpe, CMC, City Recorder