

ORDINANCE NO. 2024-018

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING THE MODERATE-INCOME HOUSING PLAN CHAPTER FROM THE PLEASANT GROVE CITY GENERAL PLAN; INCLUDING ONE NEW STRATEGY AND NEW BENCHMARKS FOR THE ALREADY ADOPTED STRATEGIES TO MEET FUTURE AFFORDABLE HOUSING NEEDS; INCLUDING AN EFFECTIVE DATE (PLEASANT GROVE CITY, APPLICANT).

WHEREAS, Utah State Code, Section 10-9a-401 requires that “each municipality shall prepare and adopt a comprehensive, long range general plan for: (a) present and future needs of the municipality, and b) growth and development of all or any part of the land within the municipality”; and

WHEREAS, Chapter 4, Housing, which addressed the state of moderate-income housing in the city, was included in the current Pleasant Grove City General Plan adopted on May 16, 2023; and

WHEREAS, a requirement from the State of Utah is to have a comprehensive review of the objective and goals for housing affordability within the jurisdiction in order to keep up with the future housing needs of the population; and

WHEREAS, on July 18, 2024, the Pleasant Grove City Planning Commission held a public hearing to consider amending Chapter 4 of the Pleasant Grove General Plan, updating the housing goals and strategies to keep up with future housing demands within the jurisdiction; and

WHEREAS, at its public hearing the Planning Commission decided that the requested amendment to Chapter 4: Housing of the Pleasant Grove General Plan was in the public’s interest and was consistent with the goals and policies of the General Plan and State Law; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the amendment to Chapter 4: Housing of the Pleasant Grove Municipal General Plan be approved; and

WHEREAS, on July 23, 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 amendment to the Pleasant Grove General Plan is in the best interest of the public and consistent with the goals and policies of the General Plan and State Law; and

WHEREAS, it is the legislative body’s intent that the General Plan code amendments shall be in the interest of the public; and

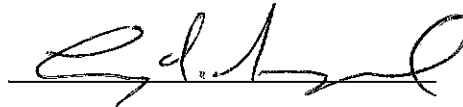
NOW, THEREFORE, BE IT ORDAINED by the City Council of Pleasant Grove City, Utah County, State of Utah as follows:

SECTION 1. Chapter 4: Hosing, of the Pleasant Grove General Plan is amended to appear as shown in the attached Exhibit "A".

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 23rd day of July 2024.



Guy Fugal,
Mayor

ATTEST:



Wendy Thorpe, 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. 2024-018 was posted on the State (<http://pmn.utah.gov>) website on this 25 day of July, 2024.

Dated this 25 day of July, 2024.

Wendy Thorpe

Wendy Thorpe, CMC, City Recorder

STRATEGY A

Rezone for densities necessary to facilitate the production of moderate-income housing.

City Ordinance No. 2017-23 rezoned 4 acres of property from commercial use to residential use in an effort to provide residential units within the downtown area and create a transition between high intensity commercial uses and the neighboring residential properties.

The City also created a new zone called the Boulevard Mixed-Use zone with a density of 23 units per acre. Approximately 11.5 acres of land were rezoned to the Boulevard Mixed-Used zone allowing for a higher density than the previous 12 units per acre. This higher density is intended to produce moderate-income housing near large commercial centers.

Implementation:

| Benchmarks | |
|------------|--|
| 2025 | Create a five-person committee from the Planning Commission and City Council members to study and identify areas in the city where no residential uses are currently permitted but where future new residential developments and residential redevelopments might occur. |
| 2026 | Study the market response regarding housing affordability to the multiple density increased rezones within the Downtown and the Grove zones, including the entitled but not built units, and produce recommendations to the governing bodies. |
| 2027 | Draft and propose an ordinance based on the research and studies from 2025 and 2026 that best accommodates the residents' needs, the pattern of development, and the market response regarding housing affordability. |

STRATEGY E

Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

Pleasant Grove City has created and adopted a city-wide ordinance, Ordinance No. 2016-5, to allow for accessory apartments and or permanent tiny homes. The processing fee is only \$25, and the accessory apartment may be attached or detached.

See: https://codelibrary.amlegal.com/codes/pleasantgroveut/latest/pleasantgrove_ut/0-0-0-25915

The City collects data on the number of ADUs per year, as shown in Table 3.10, to track and measure ADUs effect on housing affordability. In addition to continuing this collection mechanism to monitor ADUs in the City, Pleasant Grove will implement a new public awareness mechanism to advertise the ADU ordinance. The City will continue marketing strategies to promote the registration of existing accessory apartments and the construction of new ADUs.

Implementation:

| Benchmarks | |
|------------|---|
| 2025 | Research and compare ADU ordinances from neighboring cities. Identify parking needs and run a correlation study between street parking violations and permitted ADUs. |

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|------|---|
| | along the BRT corridor. Draft an ordinance that addresses the need for parking and possible reduction. |
| 2027 | Work with UTA to promote and increase ridership and the possibility of new stations in the Downtown area and the Grove Zone, reducing parking requirements in both zones. |
| 2028 | Evaluate the effects on previously approved policies and amend the parking ordinance accordingly. |

STRATEGY J

Implement zoning incentives for moderate income units in new developments.

New adopted strategy.

Implementation:

| Benchmarks | |
|------------|---|
| 2025 | Create a five-person committee from the Planning Commission and City Council members that will study and identify areas in the city where future new residential developments and residential re-developments might occur. The committee will also propose a list of incentives for creating moderate-income units. |
| 2026 | Draft and amend the city code in multiple zones with new regulations and incentives for creating and maintaining moderate-income units. |
| 2027 | Create protocols to provide information to potential residential developers during the pre-application process and promote the newly created ordinance with potential developers. |
| 2028 | Monitor the results regarding affordability for the newly created residential units built under the umbrella of the previously adopted incentives for creating moderate-income units. |
| 2029 | Evaluate the success or failure of the code text amendments on creating affordable residential units to see if the incentives should be expanded into more zones, amended, or terminated. |

STRATEGY X

Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.

Downtown Pleasant Grove is a primary focus for future change within the City's new general plan. In addition to introducing residential uses to the Downtown Village Zone, the adjacent residential neighborhoods to Downtown offer an opportunity to help bring additional demand for commercial uses Downtown as part of a walkable community.

The residential neighborhoods adjacent to Downtown already have historic precedents for the allowance of du-/tri- /quad-plexes that are compatible in scale and form with the single-family homes. With adjustments to zoning ordinances, there is a reasonable opportunity for future infill projects in Pleasant Grove that could support the creation of new smaller-scale multi-family residential dwellings in these existing single-family neighborhoods. This strategy is an opportunity

to establish “missing middle” housing in established neighborhoods near the Downtown core and along the 200 South corridor, and will also promote increased pedestrian activity, walkability and help revitalize Main Street in the process.

Following adoption of the future land use plan, the City will evaluate zoning within the Midtown Residential district which describes the aforementioned neighborhoods and determine an appropriate overlay or other adjustment to the 22 | P a g e PLEASANT GROVE CITY, UTAH MODERATE-INCOME HOUSING PLAN Downtown Village, R1 -8 and R1-7 zoning to reduce regulation and allow for the construction of du-/tri-/quad-plexes or other housing types that are compatible in scale and form with single-family residential.

Implementation:

| Benchmarks | |
|------------|---|
| 2025 | Track and monitor the affordability of all the multi-family units along Main Street that were recently built as a result of policies implemented by the City. Create a database with updated information regarding rent prices to determine the impact of already approved ordinances. |
| 2026 | Draft and present an ordinance that includes multi-family residential units compatible in scale and form with single-family residential units by proposing higher density in the mixed-use corridors located in the Commercial Subdistrict and duplexes or smaller lots in the Transitional District. |
| 2027 | Identify areas within the downtown zone, including the mixed-use corridors, with potential for development and re-development. |
| 2028 | Run a study for housing affordability within the Downtown and compare it with affordability in different zones to explore the possibility of expanding Downtown policies to other zones. |
| 2029 | Amend the adopted ordinances regarding housing density for ones that reflect the future needs of the residents. |