

ORDINANCE 2024-16

AN ORDINANCE AMENDING THE PLEASANT VIEW CITY GENERAL PLAN AND SPECIFIC AMENDMENTS TO THE SECTION ADDRESSING MODERATE INCOME HOUSING PLANS

WHEREAS, Pleasant View City desires to amend its General Plan language to address moderate income housing plans and ensure compliance with Utah Code Ann. § 10-9a-403(2)(b)(iii) including specific measures and timelines for implementation strategies;

WHEREAS, Pleasant View City finds that such an amendment is in the best interest of the City and promotes the health, safety and general welfare of residents through pursuing increased housing accessibility and affordability options within city boundaries; and

WHEREAS, Section 10-9a-503 (1) and (2) of the Utah State Municipal Code provides for the amendment of municipal ordinances after receiving a recommendation from the Planning Commission; and

WHEREAS, The Pleasant View City Planning Commission has made an unanimous approval to deny this proposal.

NOW THEREFORE, Be it hereby ordained:

SECTION ONE: The General Plan of Pleasant View City and the Future Land Use Map to include the following adjustments:

- Modifying the future designation of approximately 9 acres of land, on the west side of US Highway 89 and near 3900 north, from Low Density Residential to High Density Residential.

Designation	Description
Low Density Residential 2-3 Dwelling Units Per Acre	Low Density Residential is located south of the Ogden-Brigham Canal, east of US-89 and north of the 2700 North corridor. This land use classification still remains predominately low in density, but does have opportunity for lot sizes that are closer to a third-acre in size. Development should consist of high-quality construction features and up-scale architectural standards.
High Density Residential 8-14 Dwelling Units Per Acre	<p>High-Density Residential development is <u>currently</u> located <u>at-within</u> two locations in the City; namely, the Station at Pleasant View and the Cove. Additional areas of this land use classification will be <u>considered-applied</u> sparingly and only in conjunction with approved Specific Area Plans that are typically mixed-use in nature. <u>High Density Residential will also be considered to comply with standards and requirements in Utah's Land Use, Development, and Management Act (LUDMA).</u> This type of development is the urban fabric of the community and <u>may</u> also serve as a transition from commercial uses to other medium-density residential uses. <u>Such-Specific-Area-Plans-are-subject-to-an-amendment-to-the-Future-Land-Use-Map.</u></p> <p><u>High-density residential designated on the Future Land Use Map on the west side of US Highway 89 and near 3900 north shall include no more than eight (8) dwelling units per acre.</u></p> <p>High-density is not a preferred land use, except in targeted areas that are consistent with the goals of the Land Use and the Housing Elements. Any additional high-density developments in the City must be part of a larger specific area plan and must demonstrate</p>

	<p>exceptional standards of architecture and construction materials to promote the visual aesthetics of the development, such as design of apartments to appear as large residential homes or other architectural style that compliments the residential feel of the majority of the City. Walk up two- or three-story apartment buildings will be discouraged. High density developments also require access to an arterial street system.</p> <p>In addition, high-density residential is also found in the City's existing mobile home parks. These developments are located off major arterials. One such development is located approximately a quarter of a mile east of Interstate-15 on 2700 North and the other approximately a half of a mile south of 2700 North on US 89.</p>
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Future Land Use Map:

See attached "Exhibit A"

SECTION TWO: This ordinance shall take effect immediately upon approval and posting.

DATED this 13th day of August 2024.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Mayor

Attest:

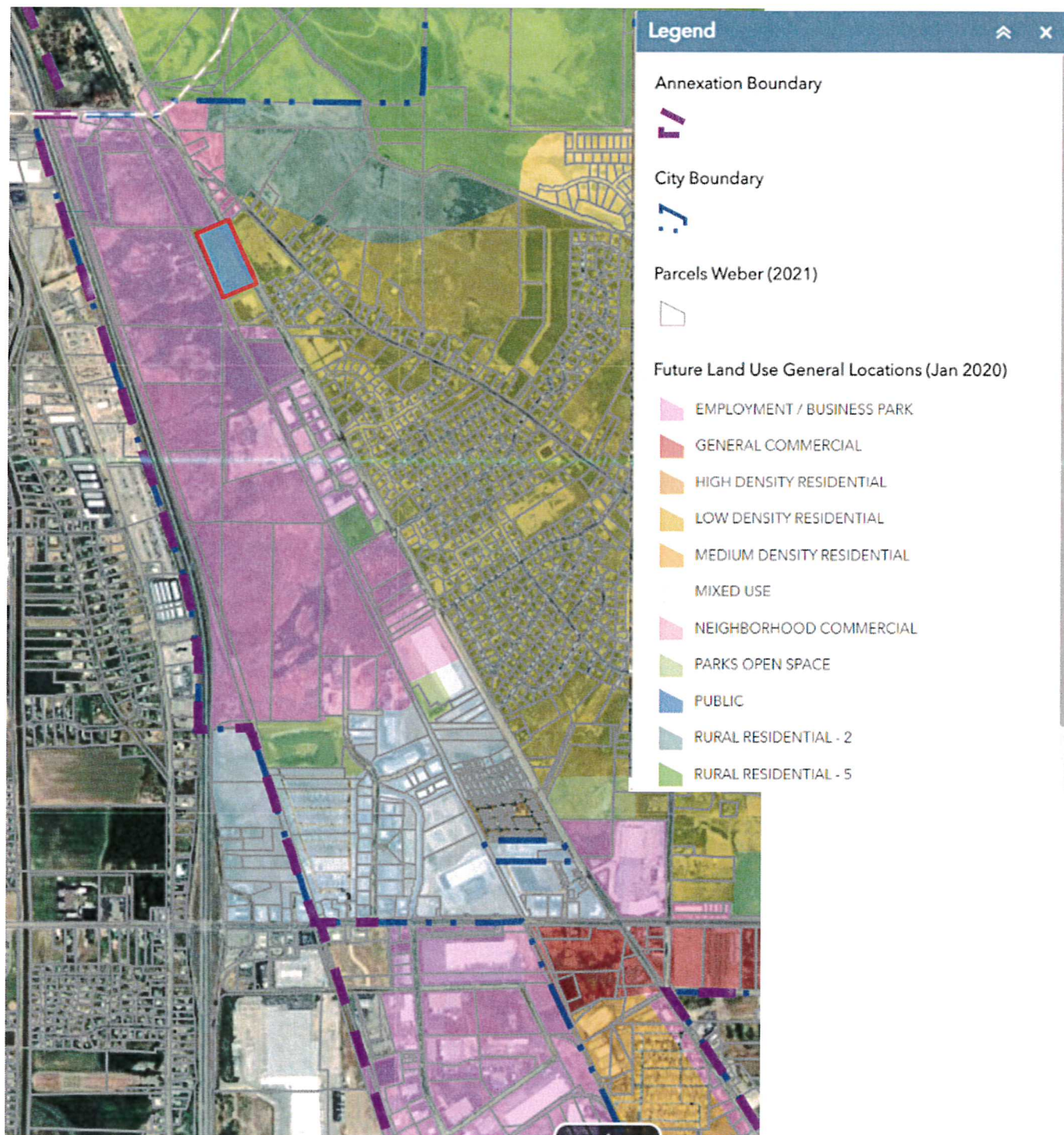
Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2024

This ordinance has been approved by the following vote of the Pleasant View City Council:

CM Arrington	_____
CM Gibson	_____
CM Marriott	_____
CM Nelsen	_____
CM Urry	_____

ATTACHMENT 1) Future Land Use Map



ORDINANCE 2024-17

AN ORDINANCE AMENDING THE PLEASANT VIEW CITY GENERAL PLAN AND FUTURE LAND USE MAP TO ADDRESSING MODERATE INCOME HOUSING PLANS

WHEREAS, Pleasant View City desires to amend its General Plan language to address moderate income housing plans and ensure compliance with Utah Code Ann. § 10-9a-403(2)(b)(iii) including specific measures and timelines for implementation strategies;

WHEREAS, Pleasant View City finds that such an amendment is in the best interest of the City and promotes the health, safety and general welfare of residents through pursuing increased housing accessibility and affordability options within city boundaries; and

WHEREAS, Section 10-9a-503 (1) and (2) of the Utah State Municipal Code provides for the amendment of municipal ordinances after receiving a recommendation from the Planning Commission; and

WHEREAS, The Pleasant View City Planning Commission has made a unanimous approval to this proposal.

NOW THEREFORE, Be it hereby ordained:

SECTION ONE: The General Plan of Pleasant View City and the Future Land Use Map to include the following adjustments:

- Modifying the future designation of approximately 28 acres of land, on the west corner of 2700 North and US Highway 89, from General Commercial to Mixed Use

Designation	Description
General Commercial	<p>General Commercial is medium- to large-scale developments that are located along the City's main arterials. The City's land use classification of General Commercial is for the purposes of increasing the City's limited tax base, proximity shopping for residents, and maximizing property development opportunities for property owners for retail sales, professional office plazas and other non-residential uses that thrive in areas close to freeway access.</p> <p><u>The intent being to keep the General Commercial intact to allow for the completion of a flourishing commercial base. The changes of these properties to residential or mixed uses, without a substantial commercial component (meaning at least forty percent or more of any given parcel) will not be encouraged.</u></p> <p>The City should formally establish minimum design guidelines and architectural standards for these prime commercial sites in the City. Also, the consideration of coordinated cross accesses along the commercial corridors are is critical, and will be required as there are only a finite number of access points along these major corridors that will be permitted.</p>
Mixed Use	<p>Mixed-Use is a land use classification that has both residential and nonresidential components. There must be more than fifty percent non-residential component to any given mixed-use development as determined by overall square footage of the development.</p> <p>Any new mixed-use developments will require generally include approval and adoption of a Specific Area Plan, which will include an amendment to the Future Land Use Map. Specific Area Plans</p>

	<p>can either be initiated by the City, when appropriate and a need is identified through the periodic General Plan review process, or submitted by an applicant for review, approval and potential adoption, through a Future Land Use Map amendment.</p> <p>The 2700 North Corridor Mixed-Use is a portion of the City that has been identified for Mixed-Use developmentthe completion of a Specific Area Plan. It extends from US 89 on the east to the City limits on the west, generally north of 2700 North. This portion of the City is anticipated to develop in a manner that will provide opportunities for more regional scale commercial developments, encourage better transportation and circulation in the immediate vicinity so that commercial development is more viable, and provide opportunities for some higher density type housing in the context of a larger area plan which will include the mix of commercial, retail, office space, restaurants, and regional/destination stores and shops.</p>
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- Future Land Use Map:

See attached "Exhibit A"

SECTION TWO: This ordinance shall take effect immediately upon approval and posting.

DATED this 13th day of August 2024.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Mayor

Attest:

Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2024

This ordinance has been approved by the following vote of the Pleasant View City Council:

CM Arrington	_____
CM Gibson	_____
CM Marriott	_____
CM Nelsen	_____
CM Urry	_____

ATTACHMENT 1) Future Land Use Map

