

ORDINANCE 2024-23

AN ORDINANCE AMENDING THE PLEASANT VIEW MUNICIPAL CODE, TITLE 18 OF THE ZONING ORDINANCE, TO INCLUDE A PARKING CLAUSE IN EACH OF THE MANUFACTURING AND COMMERCIAL ZONES.

WHEREAS, Pleasant View City finds that the amendments to Pleasant View Municipal Code Title 18 of the Zoning Ordinance is consistent with the City's General Plan and further promotes and supports businesses in the City; and

WHEREAS, Pleasant View City finds that such an amendment is in the best interest of the City; and

WHEREAS, Section 10-9a-503 & 10-9a-205 of the Utah State Municipal Code provides for the amendment of land use regulation ordinances after receiving a recommendation from the Planning Commission; and

WHEREAS, The Pleasant View City Planning Commission has made a positive recommendation of the proposed amendment.

NOW THEREFORE, Be it hereby ordained that:

SECTION ONE: Section 18.27.050 PARKING of Chapter 18.27 – Commercial Zones (C-1 & C-2) is hereby amended as follows:

18.27.050 PARKING.

A. Access.

1. On a corner lot, no curb cut shall be located closer than sixty feet from the intersection of the curb lines from both streets.
2. No curb cut shall be located closer than twenty feet to a side lot line unless common curb cuts are used between uses.

B. Parking shall meet the following general standards;

1. Intensive retail - four spaces per one thousand square feet of gross floor area.
2. Low impact retail - three spaces per one thousand square feet of gross floor area.
3. Restaurants - ten per one thousand square feet of gross floor area plus one half spaces for each employee on the highest employment shift (five spaces minimum for employees).
4. Office - four spaces per one thousand square feet of gross floor area.
5. Hotels/motels - one space per room if no in-room cooking provided, otherwise two spaces per room.
6. Automotive repair, service or parts - three spaces per bay and three per one thousand square feet of gross retail space.

7. ~~Listed and unlisted uses may provide alternate data from a traffic engineer or other appropriate source which may be considered by the planning commission for use in a site plan.~~ A petitioner may submit data from a traffic engineer, civil engineer or qualified engineering professional regarding the specific land use, number of employees, and other relevant factors. The Planning Commission may consider this additional information when determining the total required number of parking stalls for a site plan and may adopt an alternative total required number of parking stalls that aligns with the unique needs of the use.

C. Parking stall size.

1. All parking stalls shall have a nine foot X eighteen foot minimum dimension except for stalls that do not include a two foot area for bumper overhang, where a twenty foot length shall be required. In addition, compact stalls may be a minimum of nine feet X sixteen feet and parallel parking stalls shall be ten feet X twenty-two feet.
2. Any use may have up to twenty-five percent compact parking stalls.
3. Aisle width should be a minimum of twenty-four feet for ninety degree parking and may decrease with one way angled parking to twenty feet for sixty degree, fifteen feet for forty-five degree and thirty degree and twelve feet for zero degree (parallel) parking.
4. Compact spaces shall be labeled accordingly on the plan and on the pavement.
5. Handicap stalls shall be provided, sized, and labeled as per the most current version of the Americans with Disabilities Act.

D. Any area that requires stacking shall accommodate a minimum of three cars without infringing on

- access to the site.
- E. Parking lot lighting shall be required for any lot over ten spaces in size. Such lighting shall be directed away from residential areas and only toward the ground.
 - F. Any parking lot adjacent to a residential use or zone shall be screened with an opaque fence or wall and landscaping to include trees.
 - G. All parking lots shall be hard surfaced with asphalt or concrete or other substitute as approved by the city engineer. Such lots shall be appropriately graded to retain storm water and yet not become a hazard to the user.
 - H. Lots with over twenty-five spaces shall include at least fifteen percent internal landscaping which shall include trees.
 - I. Landscaped areas adjacent to streets and parking shall include a two and one half foot berm to reduce the visual impact of the parked cars, except for automotive sales.

SECTION TWO: Section 18.31.060 Special Parking Requirements of Chapter 18.31 – CP-1, CP-2 and CP-3 Zone is hereby amended as follows:

18.31.060 Special Parking Requirements. There shall be provided off-street parking facilities in the ratio of not less than three square feet of parking for each one square foot of sales floor area within the development; or as determined by the planning commission and/or city council. **A petitioner may submit data from a traffic engineer, civil engineer or qualified engineering professional regarding the specific land use, number of employees, and other relevant factors. The Planning Commission may consider this additional information when determining the total required number of parking stalls for a site plan and may adopt an alternative total required number of parking stalls that aligns with the unique needs of the use.**

SECTION THREE: Section 18.32-060 Site Plan Approval Required of Chapter 18.32 – MP-1 Zone is hereby amended as follows:

18.32.060 Site Plan Approval Required.

A. A site plan shall be submitted to the planning commission which shows the location of main and accessory buildings on the site and in relation to one another, the traffic circulation features within the site, the height, bulk, and character of building, the provision for off-street parking space, the provision of driveways for ingress and egress, the provision for other open space on the site and the display of signs. Each of the foregoing features shall be in accordance with the site plan (or subsequent amendment thereof) of the proposed development approved by the planning commission prior to the issuance of a building permit.

B. A site plan shall include landscaping, fences, and walls designed to further the purpose of the regulations for commercial, manufacturing, and multiple housing zones and such features shall be provided and maintained as a condition of the establishment and the maintenance of any use to which they are appurtenant.

C. In considering any site plan, the planning commission shall endeavor to assure safety and convenience of traffic movement, both within the area covered and in relation to access streets, harmonious and beneficial relation among the buildings and uses in the area covered, and satisfactory harmonious relation between such area and contiguous land and buildings and adjacent neighborhoods, and that the requirements of this ordinance have been met.

D. In approving site plans, the planning commission may act on a site plan submitted to it or may act on its own initiative in processing and approving a site plan, including any conditions or requirements designated or specified therein or in connection therewith.

E. All outdoor storage shall be screened from view through the use of solid fencing, a minimum of six (6) feet high and shall be an accessory use to the principle use. Fencing and walls shall be made of high quality, durable materials that require minimal maintenance. Slatted chain link fencing is only permitted when not adjacent to public roads and/or rights-of-ways. When fencing is located along the front building setback lines and side yards that face public streets slatted chain link fencing is not permitted, and other solid fencing material is required. Acceptable material includes, but not limited to tilt-up concrete, masonry block, brick, stone, metal, composite/recycled materials or other manufactured materials or combination of materials commonly used for fencing.

F. A petitioner may submit data from a traffic engineer, civil engineer or qualified engineering professional regarding the specific land use, number of employees, and other relevant factors. The Planning Commission may consider this additional information when determining the total required number of parking stalls for a site plan and may adopt an alternative total required number of parking stalls that aligns with the unique needs of the use.

SECTION FOUR: Section 18.33.050 Parking of Chapter 18.33 – Manufacturing/Commercial Mix Zone (MCM) is hereby amended as follows:

18.33.050 Parking.

A. Access.

1. On a corner lot, no curb cut shall be located closer than sixty feet from the intersection of the curb lines from both streets.
2. No curb cut shall be located closer than twenty feet to a side lot line unless common curb cuts are used between uses.
3. In general, there shall be one curb cut for every three hundred feet of frontage. This requirement may be modified by written report from a professional transportation engineer or on recommendation from the city engineer.

B. Parking shall meet the following general standards:

1. Intensive retail - four spaces per one thousand square feet of gross floor area.
2. Low impact retail - three spaces per one thousand square feet of gross floor area.
3. Restaurants - ten per one thousand square feet of gross floor area plus one half spaces for each employee on the highest employment shift (five spaces minimum for employees)
4. Office - four spaces per one thousand square feet of gross floor area.
5. Hotels/motels - one space per room if no in-room cooking provided, otherwise two spaces per room.
6. Automotive repair, service or parts - three spaces per bay and three per one thousand square foot of gross retail space.
7. Light manufacturing - one space for every five hundred square feet of gross floor area plus any parking required for business vehicles.
8. Warehousing - one space for every one thousand square feet of gross floor area for the first twenty thousand square feet. One space for every two thousand five hundred square feet of gross floor area for warehousing over forty thousand square feet.
9. Trucking businesses - one space for every two employees plus parking for each truck associated with the business.
10. Research and Development - one space for every three hundred and fifty square feet of gross floor area plus parking for business vehicles.
11. ~~Listed and unlisted uses may provide alternate data from a traffic engineer or other appropriated source which may be considered by the planning commission for use in a site plan.~~ A petitioner may submit data from a traffic engineer, civil engineer or qualified engineering professional regarding the specific land use, number of employees, and other relevant factors. The Planning Commission may consider this additional information when determining the total required number of parking stalls for a site plan and may adopt an alternative total required number of parking stalls that aligns with the unique needs of the use.

C. Parking stall size.

1. All parking stalls shall have a nine foot by eighteen foot minimum dimension except for stalls that do not include a two foot area for bumper overhang, where a twenty foot length shall be required. In addition, compact stalls may be a minimum of nine feet by sixteen feet and parallel parking stalls shall be ten feet by twenty-two feet.
2. Any use may have up to twenty-five percent compact parking stalls.
3. Aisle width should be a minimum of twenty-four feet for ninety degree parking and may decrease with one way angled parking to twenty feet for sixty degree, fifteen feet for forty-five degree and thirty degree and twelve feet for zero degree (parallel) parking.
4. Compact spaces shall be labeled accordingly on the plan and on the pavement.
5. Handicap stalls shall be provided, sized, and labeled as per the most current version of the Americans with Disabilities Act.

D. Any area that requires stacking shall accommodate a minimum of three cars without infringing on access or circulation within the site.

E. Parking lot lighting shall be required for any lot over ten spaces in size. Such lighting shall be directed away from residential areas and only toward the ground.

F. Any parking lot adjacent to a residential use or zone shall be screened with an concrete or masonry wall and landscaping to include trees.

G. All parking lots shall be hard surfaced with asphalt or concrete or other substitute as approved by the city engineer. Such lots shall be appropriately graded to retain storm water and yet not become a hazard to the use.

H. Lots with over twenty-five spaces shall include at least ten percent internal landscaping and shall

include trees.

- I. Landscaped areas adjacent to streets and parking shall include a two and one half foot berm to reduce the visual impact of the parked cars, except for automotive sales. (Ord.2000-29, 12/12/00)

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

DATED this ____ day of _____ 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	_____

ORDINANCE 2024-24

AN ORDINANCE AMENDING THE PLEASANT VIEW CITY GENERAL PLAN LAND USE CLASSIFICATIONS THAT ADRESS RURAL RESIDINTAL USES.

WHEREAS, Pleasant View City desires to amend its General Plan Land Use Classifications that address Rural Residential Uses;

WHEREAS, Pleasant View City finds that such an amendment clarifies the challenges in applying the number of units allowable per acre;

WHEREAS, Pleasant View City find that it is in the best interest of the City and the change still promotes the health, safety and general welfare of residents through clarifying the General Plan; and

WHEREAS, Section 10-9a-503 & 10-9a-205 of the Utah State Municipal Code provides for the amendment of land use regulation ordinances after receiving a recommendation from the Planning Commission; and

WHEREAS, The Pleasant View City Planning Commission has made a positive recommendation of the proposed amendment.

NOW THEREFORE, Be it hereby ordained:

SECTION ONE: The Community Character Land Use Classification of the General Plan is hereby amended as follows in Exhibit A attached.

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

DATED this ____ day of _____, 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	_____

'Exhibit A'

Community Character

Land Use Classification	Implementing Zoning Districts
Rural Residential 5 (0-1 DU/5-Acres of Land)	A-5
Rural Residential 2 (0-1 DU/2-Acres of Land)	A-2
Very Low Density Residential (1-2 DU/AC)	RE-20
Low Density Residential (2-3 DU/AC)	RE-20 RE-15
Medium Density Residential (4-8 DU/AC)	TBD***
High Density Residential (8-14 DU/AC)	R-M* RMH-1* TOD **
Mixed Use	TOD** MU**
Neighborhood Commercial	C-1
General Commercial	C-2
Regional Commercial	TBD***
Employment/Business Park	MCM
Industrial	MP-1
Public/Quasi Public	TBD***
Parks/Open Space	TBD***

* Existing zoning districts only, City's policy is not to re-zone additional properties to these zoning districts.

** Zoning to be implemented in conjunction with approved Specific Area Plan only

*** Implementing zoning districts to be determined.