

ORDINANCE 2024-24

AN ORDINANCE AMENDING THE PLEASANT VIEW CITY GENERAL PLAN LAND USE CLASSIFICATIONS THAT ADDRESS RURAL RESIDENTIAL 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 20th day of November, 2024.

PLEASANT VIEW CITY, UTAH


Leonard M. Call, Mayor

Attest:


Laurie Hellstrom, City Recorder

Posted this 27th day of Nov, 2024

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

CM Arrington	<u>Yes</u>
CM Gibson	<u>Yes</u>
CM Marriott	<u>Yes</u>
CM Nelsen	<u>Yes</u>
CM Urry	<u>Absent</u>



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.