

ORDINANCE NO. 2025-005

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF PLEASANT GROVE CITY, REZONING APPROXIMATELY .2 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 172 S PLEASANT GROVE BOULEVARD FROM THE GROVE COMMERCIAL SALES SUBDISTRICT ZONE TO CS-2 (COMMERCIAL SALES-2) ZONE, PLEASANT GROVE CITY IS THE APPLICANT.

WHEREAS, the existing property located at approximately 172 S Pleasant Grove Boulevard is in a split-zoning situation where a new proposed subdivision with a single lot will be split, with .7 acres located in the Grove (Commercial sales Subdistrict) Zone and .2 acres of land located in the CS-2 (Commercial Sales 2) Zone; and

WHEREAS, the City intends to avoid split zoning for new commercial developments and proposes to rezone .2 acres of land from the Grove (Commercial sales Subdistrict) Zone to the CS-2 (Commercial Sales 2) Zone to show uniformity and zoning geographical conformance in the official zoning map; and

WHEREAS, the General Plan designation of the State Street Commercial Area supports the proposed CS-2 (Commercial Sales 2) Zone, on the property and the uses are cohesive with the existing as well as with the intended uses for the area; and

WHEREAS, on Feb 27, 2025 the Pleasant Grove City Planning Commission held a public hearing to consider the re-zone request; and

WHEREAS, at its public hearing the Planning Commission found that the rezone request was in the public's interest and considered that the application of the CS-2 (Commercial Sales 2) Zone is cohesive with its surroundings and consistent with the written goals and policies of the General Plan; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the rezone request be approved; and

WHEREAS, on March 18, 2025 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 rezone request was in the best interest of the public and was consistent with the written goals and policies of the General Plan; and

WHEREAS, at its meeting the Pleasant Grove City Council approved the request to rezone approximately .2 acres located at approximately 172 S Pleasant Grove Boulevard from the Grove (Commercial Sales Subdistrict) Zone to the CS-2 (Commercial Sales 2) Zone.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLEASANT GROVE:

SECTION 1. The approximate .2 acres located at approximately 172 S Pleasant Grove Boulevard shall be rezoned from the Grove (Commercial Sales Subdistrict) Zone to the CS-2 (Commercial Sales 2) Zone; said property being described as shown on Exhibit "A".

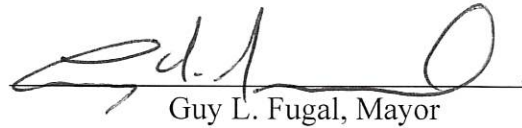
SECTION 2. The Official Zoning Map showing such changes shall be filed with the Pleasant Grove City Recorder.

SECTION 3. The Pleasant Grove City Council finds that the zone change is in the best interest of the public and is consistent with the written goals and policies of the City's General Plan.

SECTION 4. 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 5. This ordinance shall take effect immediately upon its passage and shall be posted or published as required by law.

SECTION 6. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council or Pleasant Grove City, State of Utah, on this 18th day of March, 2025.


Guy L. Fugal, Mayor

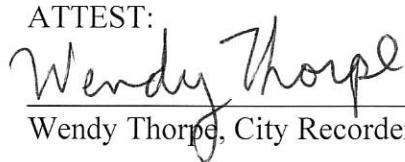
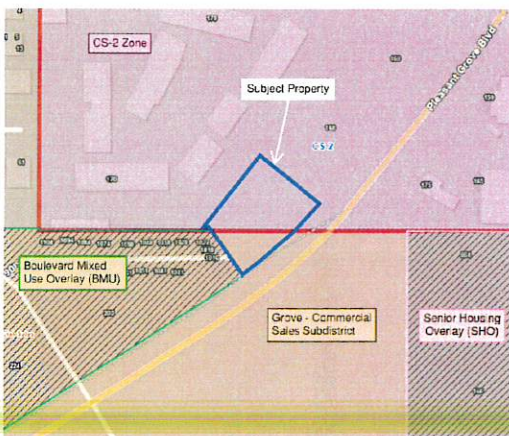
ATTEST:

Wendy Thorpe, City Recorder



Exhibit "A"



Motion: Council Member ROBERTS

Second: Council Member LEMON

<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. 2025-005 was posted on the State (<http://pmn.utah.gov>) website on this 20 day of March, 2025.

Dated this 20 day of March, 2025.

Wendy Thorpe
Wendy Thorpe, CMC, City Recorder