

ORDINANCE NO. 2025-004

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF PLEASANT GROVE CITY, REZONING APPROXIMATELY 7.53 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 1783, 1807, 1841, AND 1855 WEST 1100 NORTH FROM THE R1-8 (SINGLE FAMILY RESIDENTIAL) ZONE TO THE P-O (PROFESSIONAL OFFICE) ZONE, MAPLE SPRINGS OF PG HOLDINGS, LLC IS THE APPLICANT.

WHEREAS, the existing zone for the properties located at approximately 1783, 1807, 1841, and 1855 West 1100 North is the R1-8 (Single Family Residential) Zone where the minimum required square footage per lot is 8,000 sq ft; and

WHEREAS, the applicant intends to develop a commercial development with medical professional offices, which is not a permitted use in the current residential zone; and

WHEREAS, the applicant is proposing a rezone properties located at approximately 1783, 1807, 1841, and 1855 West 1100 North from the R1-8 (Single Family Residential) Zone where to the P-O (Professional Office) Zone; and

WHEREAS, the subject properties are designated on the General Plan Future Land Use Map as the professional Office Area which supports the applicant's proposal to rezone to the P-O (Professional Office) Zone; and

WHEREAS, on February 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 P-O (Professional Office) Zone is cohesive with its general 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 7.53 acres located at approximately 1783, 1807, 1841, and 1855 West 1100 North from the R1-8 (Single Family Residential) Zone to the P-O (Professional Office) Zone.

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

SECTION 1. The approximate 7.53 acres located at approximately 11783, 1807, 1841, and 1855 West 1100 North shall be rezoned from the R1-8 (Single Family Residential) Zone to the P-O (Professional Office) 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.

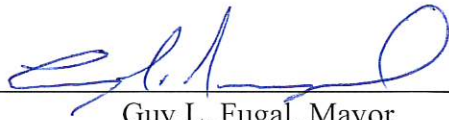
SECTION 3. The Pleasant Grove City Council finds that the zone change is in the best interest of the public and is consistent with the written goals and policies of the City's General Plan.

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 9 day of April, 2025.




Guy L. Fugal, Mayor

ATTEST:

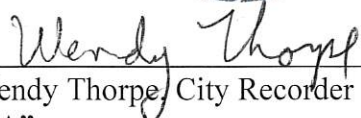

Wendy Thorpe, City Recorder

Exhibit "A"



Motion: Council Member JENSEN

Second: Council Member _____

<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. 2025-004 was posted on the State (<http://pmn.utah.gov>) website on this 10 day of April, 2025.

Dated this 10 day of April, 2025.

Wendy Thorpe
Wendy Thorpe, CMC, City Recorder

City Council Staff Report

March 18, 2025

REZONE

REQUEST	Request for a zone change of approximately 7.53 acres of land from the R1-8 (Single Family Residential) Zone to the P-O (Professional Office) Zone.	
APPLICANT	Maple Springs of PG Holdings, LLC	
GENERAL PLAN	Professional Office	
ADDRESS	1783, 1807, 1841, and 1855 West 1100 North	
STAFF RECOMMENDATION	Approve the proposed zone change	
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Background

On January 21, 2025, Maple Springs of PG Holdings, LLC submitted an application to rezone the subject property from the R1-8 (Single Family Residential) Zone to the P-O (Professional Office) Zone. The subject property consists of four parcels of land, is 7.53 acres in size, and is currently vacant.

Two similar applications were also submitted in 2017, one to amend the general plan to extend the "Professional Mixed Use" designation to include the subject properties, and a second to rezone this same area from the R1-8 to the P-O Zone. These applications were heard by the Planning Commission on April 13, 2017, where both items were given a recommendation of approval to the City Council. The City Council then heard both items on May 2, 2017, and denied both items for the reasons that: the rezone was unnecessary for the proposed use of the land at the time, and that the proposed rezone would create an "island" of property still zoned R1-8, surrounded by commercial uses that would separate residences from the rest of the area.

While the previous application for the rezone of this area was for an assisted living facility, the current proposed rezone is proposed for the future development of two medical office buildings and a medical

office building with a surgical center. The applicant has stated that there is a demand for additional medical office space in close proximity to the American Fork Hospital.

Adjacent uses to this property include single-family residential properties in the R1-8 Zone to the northwest, north, east, and south; and one single-family residential property and other medical office uses to the west in the P-O Zone.

Analysis

Intent Statements:

The intent of the current R-1 (Single-Family) Zone is “...to provide areas for the encouragement and promotion of an environment for all socioeconomic levels of family life by providing for the establishment of one-family detached dwellings on individual lots, or single-family dwellings in a planned residential development (PRD) with an open space environment. This zone is characterized by attractively landscaped lots and open spaces with lawns, shrubs and small orchards.”

The intent of the proposed P-O Zone is “...to provide locations beyond the central area of the city, primarily along arterials or major collector streets, which will accommodate offices or laboratories for professional persons and other related uses. This zone should not be established in a "strip" zoning manner along major streets, but should be concentrated to provide easy accessibility to the public. The zone is intended to provide availability of professional services conveniently to all neighborhoods in the community. Uses permitted in the P-O zone would typically include offices for doctors, dentists, accountants and other similar professions, medical and dental laboratories, and pharmacies.”

Conformance with Zoning Ordinances:

The R1-8 Zone is intended mainly for single-family homes on properties with a minimum of 8000 square feet. If this property were to remain in the R1-8 Zone, there could be a possibility of further subdivision in accordance with the existing vicinity plan.

The minimum lot size in the proposed P-O Zone is 1 acre (43,560 square feet), although smaller lots or parcels may be created as part of an approved and recorded record of survey, with the area of land within such record of survey being at least one acre. The minimum width is 200 feet, except on approved smaller lots, and the setbacks are 25 feet from the front property line, 10 feet from a side yard when located adjacent to a residential zone, and 25 feet from the rear property line.

Conformance with General Plan:

On the 2022 General Plan Future Land Use Map (page 11), this area is located in the Professional Office area, which includes only the P-O Zone. The general plan states that “This area includes frontage along North County Boulevard north of State Street. With its proximity to American Fork Hospital, the area is primarily envisioned to contain medical professional offices as part of the greater hospital district

area.” (General Plan, page 19) The proposed zone change is in conformance with the guidelines set forth by the General Plan.

Staff recommends the Planning Commission to forward a recommendation of approval for the rezone of the subject properties from the R1-8 (Single-Family Residential) Zone to the P-O (Professional Office) Zone.

Recommendation from Planning Commission

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on February 27, 2025.

1. Public Hearing: Rezone – Located at 1783, 1807, 1841, and 1855 West 1100 North (Mud Hole Neighborhood)

Public Hearing to consider a request from Maple Springs of PG Holdings, LLC for a zone change from the R1-8 (Single-Family Residential) Zone to the P-O (Professional Office) Zone located at 1783, 1807, 1841, and 1855 West 1100 North, on approximately 7.53 acres in the R1-8 (Single-Family Residential) Zone. (Legislative Item)

RECOMMEND APPROVAL

MOTION: Commissioner Fugal moved that the Planning Commission forward a recommendation of APPROVAL to the City Council for the request of Maple Springs of PG Holdings, LLC for the rezone of four parcels of land equaling a total of approximately 7.53 acres located at 1783, 1807, 1841, and 1855 West 1100 North from the R1-8 Zone to the Professional Office Zone and adopting the exhibits, conditions, and findings of the Staff Report.

Commissioner Nelson seconded the motion. Vote on motion: Commissioner Butler-Yes, Commissioner Martineau-Yes, Chair Redding-Yes, Commissioner Trickler-No, Commissioner Nelson-Yes, Commissioner Fugal-Yes, Commissioner Patten-Yes. The motion passed 6-to-1.

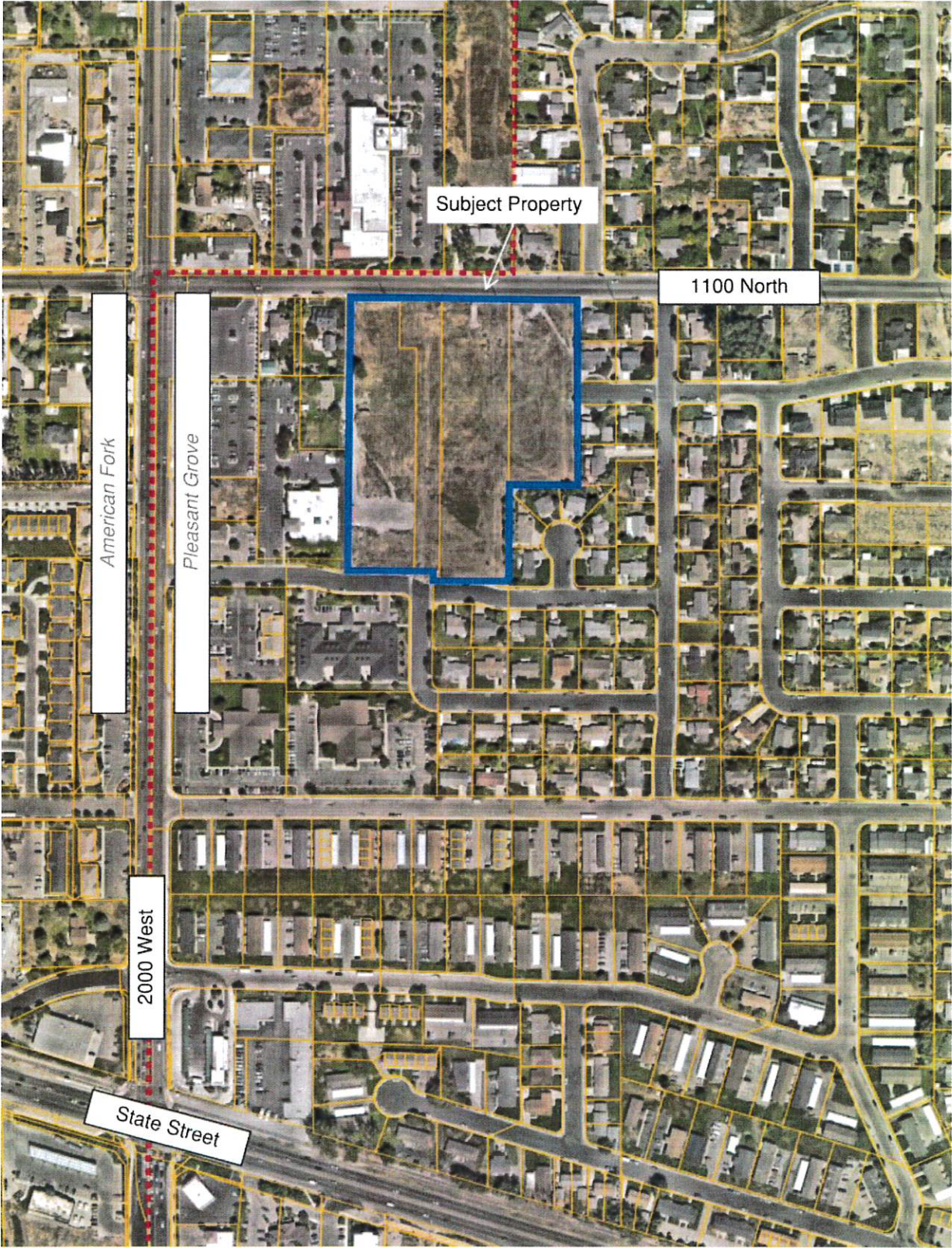
Motion by: Commissioner Fugal

Seconded by: Commissioner Nelson

AYE VOTES: Chair Redding, Commissioners Butler, Martineau, Nelson, Fugal, Patten NAY

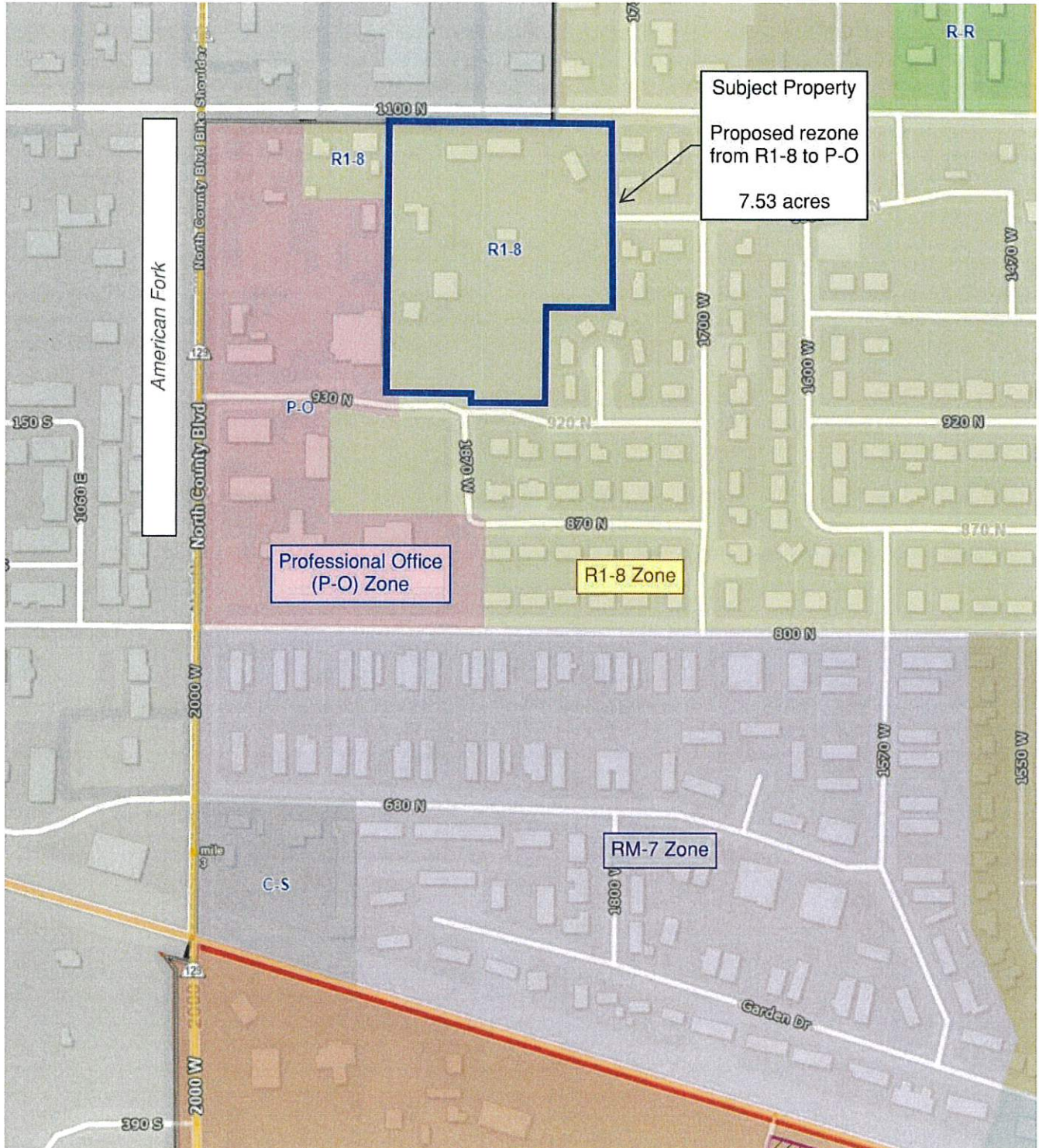
VOTES: Commissioner Trickler

AERIAL MAP



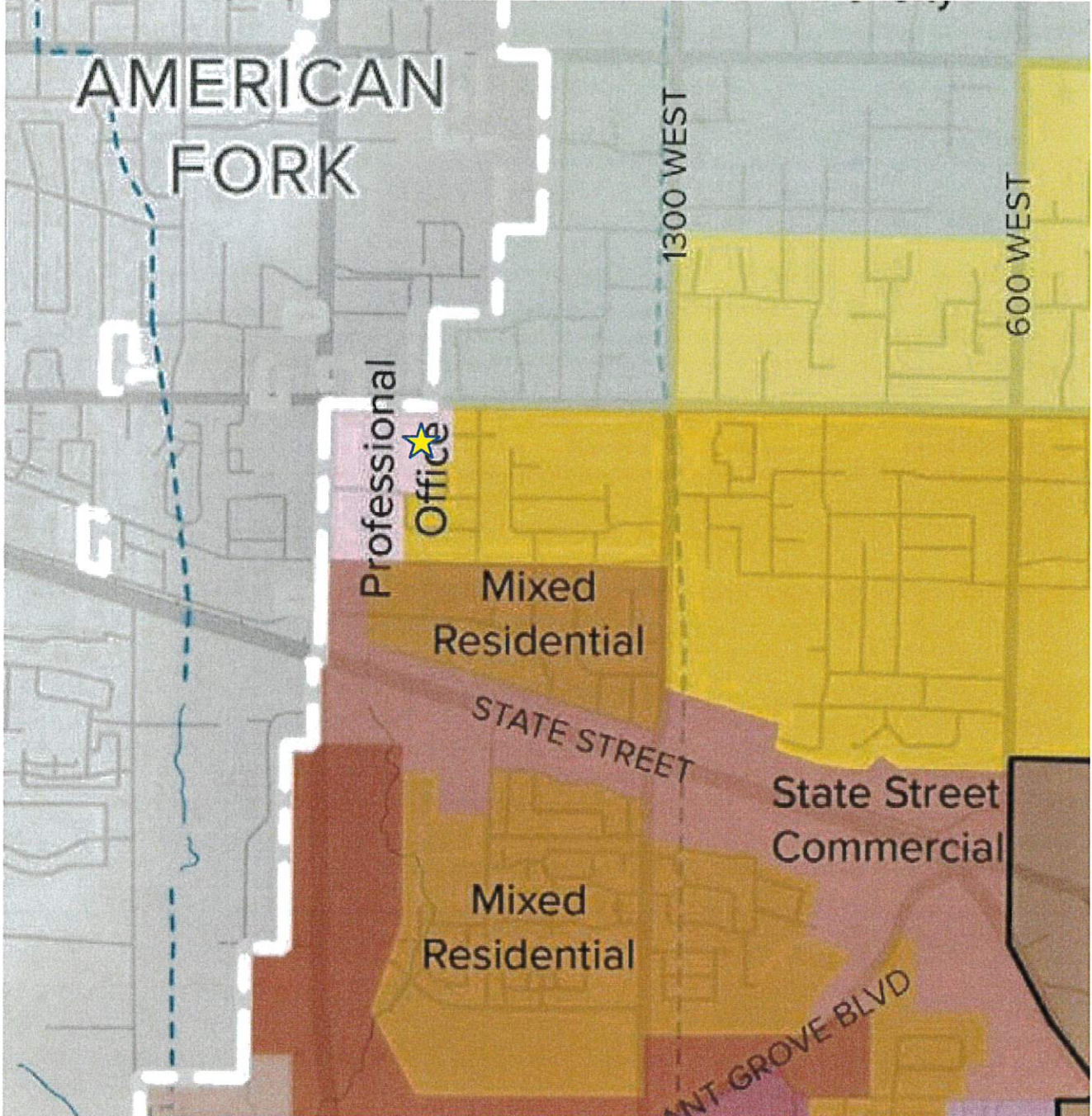
Community Development 86 S 100 E Pleasant Grove, UT 84062 Phone: (801) 785-6057 Fax: (801) 785-5667 www.pgcity.org
Author: Jacob Hawkins - City Planner and Daniel Cardenas – Community Development Director

ZONING MAP



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GENERAL PLAN FUTURE LAND USE MAP DESIGNATION



★ = Subject Property