

ORDINANCE NO. 2025 -008

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF PLEASANT GROVE CITY, REZONING APPROXIMATELY .5 ACRES OF PROPERTY LOCATED AT 517 WEST CENTER STREET FROM THE C-G (GENERAL COMMERCIAL) ZONE TO THE DV-C (DOWNTOWN VILLAGE - COMMERCIAL) ZONE, CLAY LISTON IS THE APPLICANT.

WHEREAS, the existing zone for the property located at approximately 517 W Center Street is located in the C-G (General Commercial) Zone, which does not permit residential uses; and

WHEREAS, the permitted commercial uses in the C-G (General Commercial) Zone are intended to promote commercial areas away from the central core of the City and which are not within the shopping centers of integrated design; and

WHEREAS, the applicant is proposing a re-zone in order to apply the rules and regulations of the DV-C (Downtown Village Commercial) Zone with the intention of developing .5 acres of land into a mixed-use site; and

WHEREAS, the applicant intends to include residential uses with commercial uses in a mixed-use project; and

WHEREAS, the DV-C (Downtown Village Commercial) Zone allows residential uses mixed with commercial uses in a ratio of 3 dwelling units per every 1,000 sq ft of commercial uses permitted in the DV-C (Downtown Village Commercial) Zone; and

WHEREAS, on April 24, 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 commercial and residential permitted land uses contained in the DV-C (Downtown Village Commercial) Zone are compatible with the neighboring properties and in agreement with 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 May 20, 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 .5 acres located at approximately 517 W Center Street from the C-G (General Commercial) Zone to the DV-C (Downtown Village Commercial) Zone.

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

SECTION 1. The approximate .5 acres located at approximately 517 W Center Street shall be rezoned from the C-G (General Commercial) Zone to the DV-C (Downtown Village Commercial) Zone; said property being described as shown on Exhibit "A".

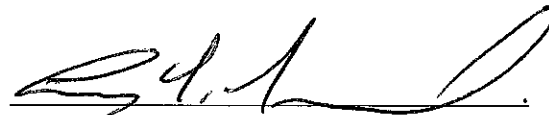
SECTION 2. The Official Zoning Map showing such changes shall be filed with the Pleasant Grove City Recorder.

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 20th day of May, 2025.


Guy L. Fugal, Mayor

ATTEST:

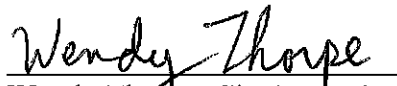

Wendy Thorpe, City Recorder



Exhibit "A"



Motion: Council Member W. Hall

Second: Council Member W. Williams

<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. 2025-008 was posted on the State (<http://pmn.utah.gov>) website on this 23 day of May, 2025.

Dated this 23 day of May, 2025.

Wendy Thorpe
Wendy Thorpe, CMC, City Recorder