

ORDINANCE NO. 2025-019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF PLEASANT GROVE CITY, REZONING APPROXIMATELY 2.19 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 644 N HOMESTEAD CIRCLE FROM THE R1-20 (SINGLE FAMILY RESIDENTIAL) ZONE TO THE R-12 (SINGLE FAMILY RESIDENTIAL) ZONE, BEN KJAR IS THE APPLICANT.

WHEREAS, the property located at approximately 644 N Homestead Circle is currently located in the R1-20 (Single Family) zone where the minimum required square footage per lot is 20,000 sq. ft; and

WHEREAS, the applicant intends to develop a residential subdivision with single-family dwellings on lots that are 12,000 sq. ft; and

WHEREAS, the applicant is proposing to rezone the property into the R1-12 (Single Family Residential) Zone where the minimum required square footage per lot is 12,000 sq. ft;

WHEREAS, the General Plan designation of Single-Family Low Density does include the R1-12 (Single Family Residential) Zone as a possible zone designation for the area, and the size of the proposed lots and use are cohesive with the existing surrounding neighborhood; and

WHEREAS, on August 14, 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 R1-12 (Single Family Residential) Zone was 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 September 2, 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 2.19 acres located at approximately 644 N Homestead Circle from the R1-20 Zone to the R1-12 Zone.

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

SECTION 1. The approximate 2.19 acres located at approximately 644 N Homestead Circle shall be rezoned from the R1-20 (Single Family Residential) Zone to the R1-12 (Single Family Residential) 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 phrases 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 2nd day of September, 2025.



ATTEST:

Wendy Thorpe

Wendy Thorpe, City Recorder

Motion: Council Member Andersen

Second: Council Member Jensen

<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	_____	_____	_____	_____
Eric Jensen	<u>X</u>	_____	_____	<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. 2025-019 was posted on the State (<http://pmn.utah.gov>) website on this 4 day of September, 2025.

Dated this 4 day of September, 2025.

Wendy Thorpe
Wendy Thorpe, CMC, City Recorder

Exhibit "A"

