

ORDINANCE 2025-21

AN ORDINANCE AMENDING THE PLEASANT VIEW MUNICIPAL CODE, TITLE 18 OF THE ZONING ORDINANCE, TO ADD THE DEFINITION OF CEMETERY AND CEMETERY AS A CONDITIONAL USE TO THE RE-20 RESIDENTIAL ZONE.

WHEREAS, Pleasant View City finds that the amendments to Pleasant View Municipal Code Title 18 of the Zoning Ordinance are consistent with the City's General Plan; and

WHEREAS, Pleasant View City finds that such an amendment is in the best interest of the City; 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 with the bonus density items removed from the original proposed amendment.

NOW THEREFORE, Be it hereby ordained that:

SECTION ONE: The Municipal Code is hereby amended by adding the definition of 'Cemetery' to Chapter 18.04 – Definitions as follows:

18.04.162 Cemetery: A designated parcel of land used for interment of human remains or cremated remains, including a burial park for earth interments, a mausoleum for vault or crypt interment, a columbarium for cinerary interment, or a combination thereof.

SECTION TWO: The Municipal Code is hereby amended by adding 'cemetery' as a conditional use to Chapter 18.10 – RE-20 Zone as follows:

18.10.015 Conditional Uses. The following may be permitted only when authorized by a conditional use permit issued by the city:

A. Nurseries and greenhouses (other than nurseries and greenhouses permitted in Section 18.10.010, paragraph E) limited to the sale of:

1. Plants;
2. landscaping materials;
3. fertilizer;
4. pesticide and insecticide products;
5. tools for garden and lawn care.
6. Provided further that a nursery or greenhouse of this type meet the following standards:
 - a. The use to be on a minimum of 5 acres;
 - b. The location to be on a major street, arterial or collector as designated on the city's master

street plan;

- c. Provision of adequate off-street parking;
- d.. Hours of operation 8:00 a.m. to 7:00 p.m.;
- e. No exterior lighting;
- f. No storage of machinery on site except that used in the nursery operation (could be required to be stored in building);

g. The Planning Commission may consider limits to size of retail shop.

B. Neighborhood Specialty Services: Limited number client service uses, including low impact retail attendant to such services, that are designed to serve educational, artistic and well being needs of the community. Such uses may include, but are not limited to: gardening classes; instruction in yoga, self esteem, dance, art and music; massage therapy; swimming lessons; and small retail sales of items related to classes. All functions will be limited be the available on-site parking.

1. All uses must be located on a lot and within an existing dwelling, which dwelling must remain in such a condition as to readily, with no more than minor remodeling, resume use as a single family dwelling.
2. Except for additional parking facilities, as approved by the City, obvious yard uses such as gardening plots and gathering places, and a sign as allowed herein, the yard areas must remain as if used for a single family dwelling.
3. The location must be on Pleasant View Drive or a major street south of Pleasant View Drive.

These streets are considered major streets: 600 West, 1000 West, 1100 West, 2700 North and Highway 89.

4. There must be approved provision of adequate off-street parking;
 5. The minimum size of the lot or site used for such purposes shall be one acre.
 6. Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises, and the source of light shall be suitably screened to avoid annoying illumination of lands outside said premises.
 7. The Planning Commission may impose limits to any aspect of the proposed uses.
 8. Signs. One monument style sign no more than four feet in height and less than 26 square feet in area, located within an approved landscaped area, may be allowed as a part of the conditional use.
 9. Application for such uses must be accompanied by signed approval of no less than 70% of all property owners and tenants of properties within 500 feet of any portion of the property proposed for such use.
- C. Private recreation grounds and facilities not open to the general public and to which no admission charge is made.

1. The minimum size of the lot or site used for such recreational or other purposes shall be one acre.
2. Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises, and the source of light shall be suitably screened to avoid annoying illumination of lands outside said premises.

D. Residential facility for persons with a disability subject to established rule for such facilities.

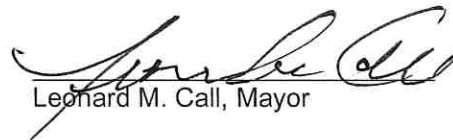
E. Cemetery.

1. The minimum lot area shall not be less than five (5) acres.

SECTION THREE: This ordinance shall take effect immediately upon approval and posting.

DATED this 23rd day of September, 2025.

PLEASANT VIEW CITY, UTAH


Leonard M. Call, Mayor

Attest:


Laurie Hellstrom, City Recorder

Posted this 25th day of September 2025

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>Yes</u>

