

ORDINANCE NO. 2026-005

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF PLEASANT GROVE CITY, REZONING APPROXIMATELY 1.98 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1381 NORTH 600 WEST FROM THE R-R (RURAL RESIDENTIAL) ZONE TO THE R1-10 (SINGLE FAMILY RESIDENTIAL) ZONE, SCOTT DENT IS THE APPLICANT.

WHEREAS, the property located at approximately 1381 North 600 West is currently located in the R-R (Rural Residential) zone where the minimum required square footage per lot is 0.5 acre and where having farm animals or animal husbandry is a permitted use; and

WHEREAS, the applicant intends to develop a residential subdivision having minimum lot sizes averaging 10,000 square feet, which is less than the 21,780 square feet as currently required in the R-R Zone; and

WHEREAS, the applicant is proposing to rezone the property into the RR (Rural Residential) Zone because of a newly propose residential subdivision with a future connecting road between 750 West and 680 West; and

WHEREAS the General Plan designation of Low Density Residential supports the R1-10, Single family Residential 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 January 22, 2026 the Pleasant Grove City Planning Commission held a public hearing to consider the re-zone 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, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the rezone request be approved; and

WHEREAS, on February 17, 2026 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 1.98 acres located at approximately 1381 North 600 West from the R-R Zone to the R1-10 Zone.

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

SECTION 1. The approximate 1.98 acres located at approximately 1381 North 600 West shall be rezoned from the R-R (Rural Residential) Zone to the R1-10 (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 17th day of February, 2026.


Eric Jensen, Mayor

ATTEST:

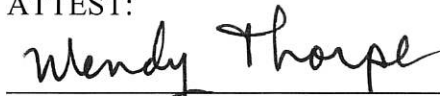

Wendy Thorpe, City Recorder



Exhibit “A”



Motion: Council Member Williams

Second: Council Member Phillips

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Eric Jensen	_____	_____	_____	_____
Dianna Andersen	<u>X</u>	_____	_____	_____
Steve Rogers	<u>X</u>	_____	_____	_____
Cyd LeMone	<u>X</u>	_____	_____	_____
Todd Williams	<u>X</u>	_____	_____	_____
Dustin Phillips	<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. 2026-005 was posted on the State (<http://pmn.utah.gov>) website on this 18 day of February, 2026.

Dated this 18 day of February, 2026.

Wendy Thorpe
Wendy Thorpe, CMC, City Recorder