

ORDINANCE NO. 2026-028

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF PLEASANT GROVE CITY, TO REZONE THE PROPERTY LOCATED AT APPROXIMATELY 980 WEST 1800 NORTH FROM THE RURAL RESIDENTIAL (RR) ZONE TO THE RESIDENTIAL SINGLE-FAMILY (R1-20) ZONE, BRAXTON RAPP IS THE APPLICANT.

WHEREAS, the existing zone for the property located at approximately 980 West 1800 North is in the Rural Residential (RR) Zone, where the minimum required square footage per lot is 21,780 square feet (.5 acres lots) and where having farm animals or animal husbandry is a permitted use; and

WHEREAS, the applicant, Braxton Rapp, submitted an application to rezone the property located at approximately 980 West 1800 North to rezone the property from the Rural Residential (RR) Zone to the R1-20 (Single-Family Residential) zone; and

WHEREAS, the applicant proposes to rezone the property to be able to further subdivide the property into a 2-lot flag subdivision with the requirements included in the R1-20 (Single-Family Residential) zone; and

WHEREAS, on August 27, 2026, the Pleasant Grove City Planning Commission held a public hearing to consider the rezone 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 for the rezone was cohesive with its surroundings and consistent with the General Plan; and

WHEREAS, the Pleasant Grove Planning Commission forwarded a unanimous recommendation of approval to the Pleasant Grove City Council for the proposed requested rezone; and

WHEREAS, on September 15, 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 1.03 acres located at approximately 980 West 1800 North by rezoning the property from the Rural Residential (RR) Zone to the R1-20 (Single-Family Residential) Zone.

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

SECTION 1. The approximate 1.03 acres located at approximately 980 West 1800 North shall be rezoned from the Rural Residential (RR) Zone to the R1-20 (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 15th day of September, 2026.


Eric Jensen, Mayor

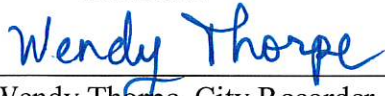
ATTEST:

Wendy Thorpe, City Recorder



Exhibit “A”



Motion: Council Member ANDERSEN

Second: Council Member Williams

<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. 2026-028 was posted on the State (<http://pmn.utah.gov>) website on this 16 day of September, 2026.

Dated this 16 day of September, 2026.

Wendy Thorpe
Wendy Thorpe, CMC, City Recorder