

ORDINANCE NO. 2021-31

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF PLEASANT GROVE CITY, REZONING APPROXIMATELY 2 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1045 N 1300 W FROM THE R-R (RURAL RESIDENTIAL) ZONE TO THE R1-18 (SINGLE FAMILY RESIDENTIAL) ZONE, STEVE TIDWELL IS THE APPLICANT.

WHEREAS, the existing zone for the property located at approximately 1045 North 1300 West is R-R (Rural Residential) Zone where the minimum required square footage per lot is .5 acre lots; and

WHEREAS, the applicant intends to develop a residential subdivision having minimum lot sizes averaging 8,000 square feet, which is less than the 21,780 square feet as currently required in the R-R Zone; and

WHEREAS, the General Plan designation of Medium Density Residential supports the R1-8, 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 October 28, 2021 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 R1-8 zone is 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 November 16, 2021 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 acres located at approximately 1045 North 1300 West from the R-R Zone to the R1-8 Zone.

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

SECTION 1. The approximate 2 acres located at approximately 1045 North 1300 West shall be rezoned from the R-R (Rural Residential) Zone to the R1-8 (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 16th day of November, 2021.


Guy L. Fugal, Mayor

ATTEST:


Kathy T. Kresser, MMC
City Recorder



Exhibit "A"



Motion: Council Member Jensen
Second: Council Member Williams

ROLL CALL	Yea	Nay	Abstain
Mayor Guy L. Fugal	<u>X</u>	_____	_____
Dianna Andersen	<u>X</u>	_____	_____
Brent Bullock	<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. 2021-31 was posted on the State (<http://pmn.utah.gov>) website on this 17 day of Nov, 2021.

Dated this 17 day of Nov, 2021.

Kathy T. Kresser
Kathy T. Kresser, MMC, City Recorder



City Council Staff Report

November 16, 2021

Item 9C

REZONE PROPOSAL

REQUEST	Request to rezone approximately 2 acres from the R-R (Rural Residential) Zone to the R1-8 (Single Family Dwelling) Zone.	
APPLICANT	Steve Tidwell	
ADDRESS	Approx. 1045 North 1300 West	
ZONE	R-R (Rural Residential) Zone	
GENERAL PLAN	Medium Density Residential	
STAFF RECOMMENDATION	Approve the Proposed Rezone	
ATTACHMENTS	Aerial Map	4
	Zoning Map	5
	General Plan	6

Background

The Medium Density Residential (MDR) Land Use Designation of the General Plan is for typical low density suburban neighborhoods with single family homes on individual building lots. Typical density is between 4 to 5 units per acre.

The applicant is proposing to rezone an area of about 2 acres that is currently zoned R-R (Rural Residential) with lot sizes requirements of .5 acres. The purpose of the rezone is to reduce the lot size requirement area for a future residential development of single-family lots.

The applicant, Steve Tidwell, is working on designing a future subdivision that will meet the requirements of the proposed R1-8 Zone while being consistent and compatible with the surrounding areas. One of the aspects that would be paramount in the future design of a possible residential subdivision is the vicinity plan that meets the requirements of the code, specifically the need for connectivity to avoid landlocking neighboring land.

Analysis

The applicant is proposing a rezone of approximately 2 acres of land. The proposed rezone is from the Rural Residential Zone, which requires lots to have a minimum area of .5 acres, to the R1-8 Single Family Zone, which requires lots to present an area of at least 8,000 sq. ft. The tract of land proposed to be rezoned has a rectangular shape and is occupied by two 1-acre lots. The lots are fronting 1300 West.

The present application is for a rezone only. This application is not at this time accompanied by a Subdivision or a Vicinity Plan Amendment as the applicant has decided to pursue the rezone only. In order to continue the development of this land a subdivision process as well as a possible process for a Vicinity Plan Amendment would have to take place. The rezone itself does not represent a nuisance to the surrounding properties as all of the properties surrounding the subject property are in the R1-8 Zone. The zone of the subject property, Rural Residential Zone, is the anomaly among the surrounding properties.

Recommendation

Planning Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the proposed rezone of approximately 2 acres from The Rural Residential Zone to the R1-8 Single Family Residential Zone.

Model Motions

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on October 28, 2021.

**1. Public Hearing: Rezone – Located at approx. 1045 N 1300 W
(Mud Hole Neighborhood)**

Public Hearing to consider the request of Steve Tidwell to apply the R1-8 (Single Family Residential) Zone to approximately 2 acres on property currently zoned R-R (Rural Residential) Zone, located at approximately 1045 North 1300 West.

RECOMMEND APPROVAL

Motion: At the Public Hearing, Commissioner Coombs moved the Planning Commission forward a recommendation approval to the City Council for the request of Steve Tidwell for the rezone of approx. 2 acres, for the property located at 1045 North 1300 West, as drawn in the attached map, from The Rural Residential Zone to The R1-8 Single Family Zone; and adopting the exhibits, conditions, and findings of the staff report.

Commissioner Clyde seconded the motion.

The Commissioners unanimously voted "Aye". The motion carried.

Motion by: Commissioner Coombs

Seconded by: Commissioner Clyde

AYE VOTES: Chair Blake, Phillips, Clyde, Coombs, Fugal

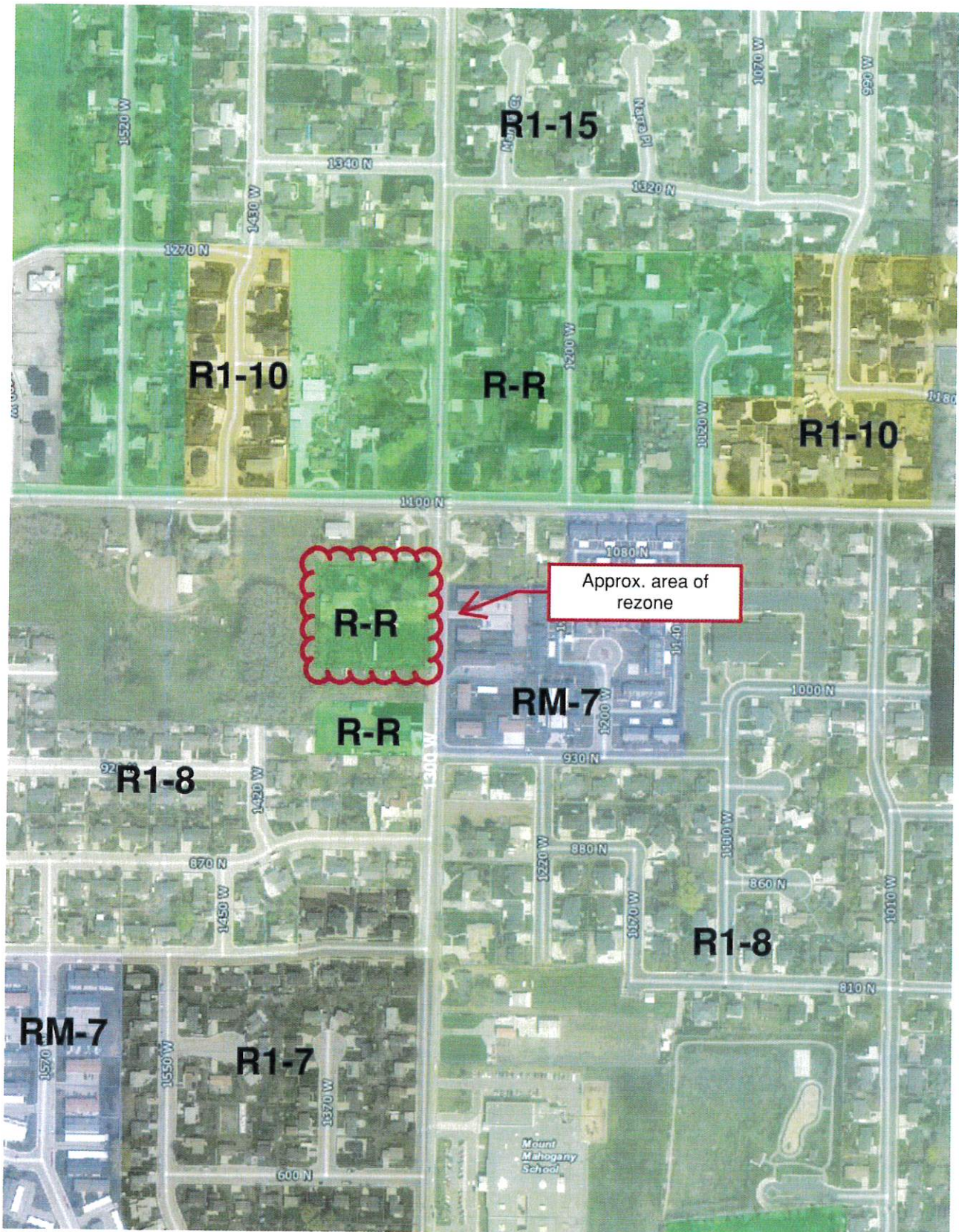
NAY VOTES:

AERIAL MAP



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Authors: Daniel Cárdenas - Community Development Director

ZONING MAP



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