

ORDINANCE NO. 2022-5

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF PLEASANT GROVE CITY, REZONING APPROXIMATELY 12.23 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1445 N 600 W FROM THE R-R (RURAL RESIDENTIAL) ZONE TO THE R1-10 (SINGLE FAMILY RESIDENTIAL) ZONE, ARTISAN CONSTRUCTION LLC IS THE APPLICANT.

WHEREAS, the existing zone for the property located at approximately 1445 North 600 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 10,000 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 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 March 11, 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 R1-10 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 February 1, 2022 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 12.23 acres located at approximately 1445 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 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".

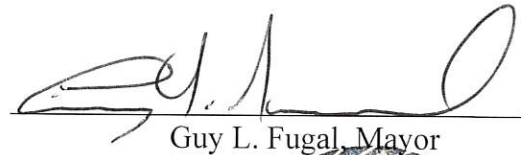
SECTION 2. The Official Zoning Map showing such changes shall be filed with the Pleasant Grove City Recorder.

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 phases 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 1st day of February, 2022.


Guy L. Fugal, Mayor

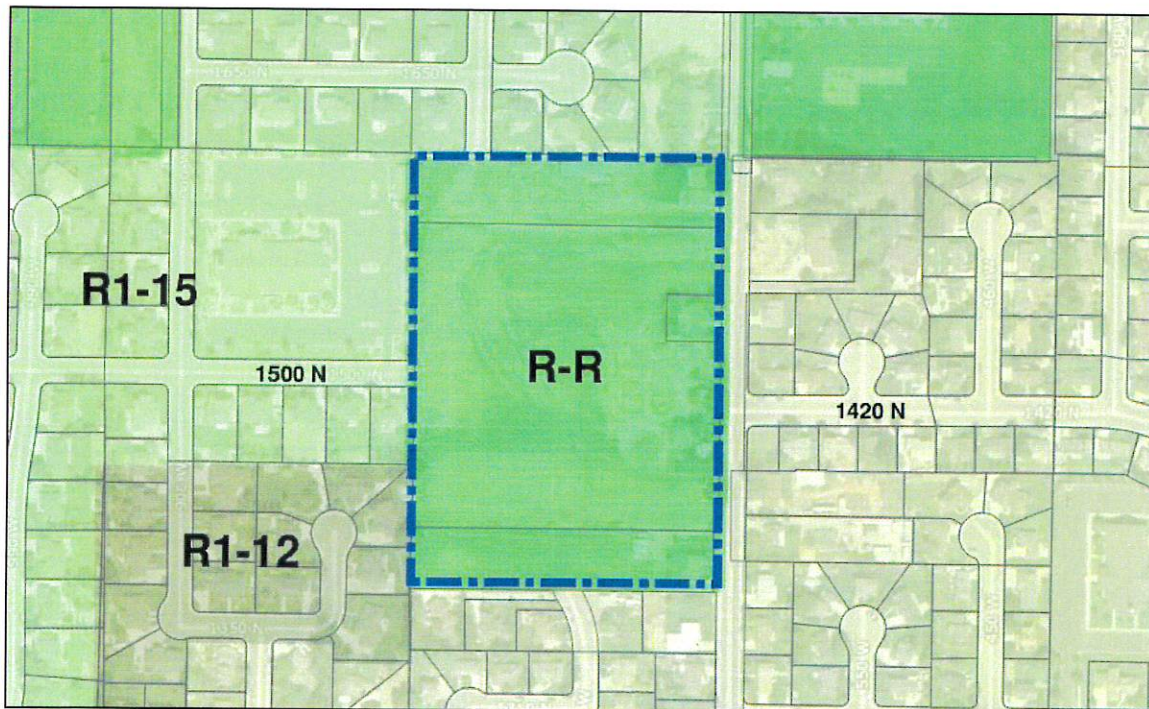
ATTEST:


Kathy T. Kresser, City Recorder

(SEAL)



Exhibit "A"



Motion: Council Member Bullock
Second: Council Member Jensen

ROLL CALL	Yea	Nay	Abstain
Mayor Guy L. Fugal	_____	_____	_____
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. 2022-5 was posted on the State (<http://pmn.utah.gov>) website on this 2 day of Feb, 2022.

Dated this 2 day of Feb, 2022.

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



City Council Staff Report

February 1, 2022

Item 9A

REZONE

REQUEST	Rezone subject property from R-R (Rural Residential) to R1-10 (Single Family Residential) Zone	
APPLICANT	Artisan Construction LLC	
ADDRESS	Approx. 1445 N 600 W	
ZONE	R-R (Rural Residential) Zone	
GENERAL PLAN	Very Low Density Residential	
STAFF RECOMMENDATION	Approve proposed Rezone	
ATTACHMENTS	Property Aerial Map	4
	Property Zoning Map	5
	General Plan Designation	6
	Proposed Vicinity Plan	7
	Proposed Rezone Aerial Map	12
	Proposed Rezone Map	13
	Standard Cul-De-Sac Design	14

Background

The applicant is requesting approval of a Vicinity Plan Amendment for the area near 1445 North 600 West. Also requested is a rezone for a portion of the subject property from the R-R (Rural Residential) Zone to the R1-10 (Single Family Residential) Zone.

The applicant is requesting approval of a Vicinity Plan Amendment for Quadrants F3 and F4. All affected properties are in the R-R (Rural Residential) Zones and have a General Plan designation of Low Density Residential. Low Density Residential Zones include the R1-10 (Single Family Residential) Zone, the R1-12 Single Family Residential) Zone, and the R1-15 (Single Family Residential) Zone. According to the Pleasant Grove City General Plan, 'The Low Density Residential (LDR) designation is for typical low density neighborhoods with single-family homes on individual building lots. Typical density will be between 2 to 4 units per acre.'

Pleasant Grove City adopted the current Vicinity Plan on January 21, 2014, as required by City Code 10-5-4. The goal of the Vicinity Plan is to provide long range planning for local neighborhood streets in

undeveloped areas of Pleasant Grove. Additionally, one of the purposes of amending the Vicinity Plan is to provide notice to neighboring properties regarding the continuation of certain roads and how the connectivity and traffic patterns for their neighborhood will be developed.

Pleasant Grove City Code requires Planning Commission approval to amend the adopted Vicinity Plan. (See Page 5 for Relevant City Code).

Analysis

The applicant is proposing a change to the layout of future residential roads in the area, specifically for Parcels: #14-012-0160 and #14-012-0129. The existing Vicinity Plan on page 8 shows an interconnected road layout with two access points to 600 West, and two north to south accesses to 680 West. The proposed Vicinity Plan (Page 9) will eliminate the eastern-most east to west access and the eastern most north to south access. Access from north to south will still exist by the continuation of 1500 North to 600 West, and east to west access will be provided by continuing 750 West to 680 West.

A portion of the property included in the proposed Vicinity Plan is not involved in the proposed rezone, or at this point, future subdivision development. This property accounts for the 3 conceptual lots shown on the most southern portion of the proposed Vicinity Plan.

Regarding the proposed cul-de-sac, if a cul-de-sac is deemed necessary or preferred, it is the policy and practice of Pleasant Grove City to terminate roads in a cul-de-sac that allows space for larger vehicles, such as fire trucks, to turn around. The standard cul-de-sac design has a diameter of 112 feet. (See Page 13 for the standard cul-de-sac design)

Planning Commission Role

The Planning Commission is called to specifically consider the relationship of streets in new developments and future streets on adjacent properties.

City Code Section 10-5-4 addresses Vicinity Plans, stating that the Planning Commission is to consider if neighboring properties to a new development can be “adequately developed and serviced.” This excerpt is referring to providing services, such as water services mentioned and other utilities, and also the provision of public street frontage to avoid “land-locking” adjacent parcels.

Lastly, item “L” of City Code Section 11-3-4 requires that, by default, new development should provide for the continuation of streets into neighboring property unless deviations are deemed necessary. If the Planning Commission “determines that it is desirable to provide for street access to adjoining property in order to provide orderly development of a street system, proposed streets shall be extended by dedication to the boundary of such property.” Thus, the Planning Commission can require the property owner, of the subject property, to dedicate land for roads to the edges of neighboring parcels. In this scenario, road connectivity is planned for and the roads can be extended by the owners of adjacent parcels at a later date.

Rezone

The proposed rezone to the R1-10 (Single Family Residential) Zone is supported by the General Plan (see Page 10 for General Plan Designation for this area). Zone designations for nearby properties

include the R1-15 (Single Family Residential) Zone to the north and west, a small area of R1-12 (Single Family Residential) Zone to the south-west, and R1-8 (Single Family Residential) Zone to the south and east. Staff has determined a rezone of this property to the R1-10 (Single Family Residential) Zone, would be consistent with nearby areas and appropriate for this property.

Recommendation from Planning Commission – Rezone

Public Hearing: Rezone – Located at approx. 1445 N 600 W

(North Field Neighborhood)

2.Public Hearing to consider the request of Artisan Construction LLC to apply the R1-10 (Single Family Residential) Zone to approximately 9 acres on property currently zoned R-R (Rural Residential) Zone, located at approximately 1445 North 600 West.

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on March 11,2021.

RECOMMEND APPROVAL

Motion: At the Public Hearing, Commissioner Fugal moved that the Planning Commission recommend that the City Council approve the request of Artisan Construction, LLC for a rezone of approximately nine acres from the R-R (Rural Residential) Zone to the R1-10 (Single-Family Residential) Zone for property located at approximately 1445 North 600 West and adopting the conditions, exhibits, and findings of the staff report and as modified by the condition below:

1. That all final Planning, Engineering, and Fire Department requirements are met.

Commissioner Clyde seconded the motion.

The Commissioners unanimously voted “Aye”. The motion carried.

Motion by: Commissioner Fugal

Seconded by: Commissioner Clyde

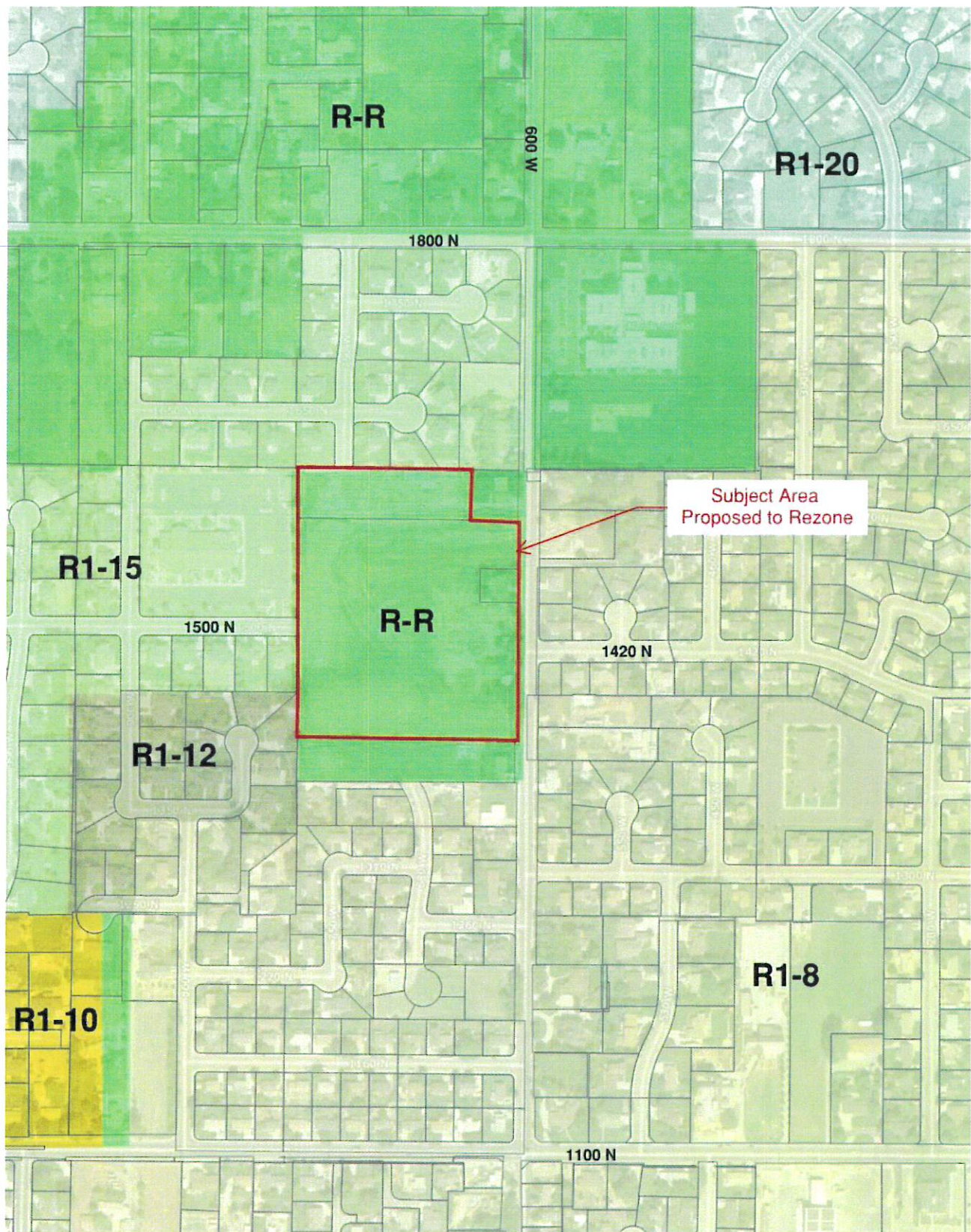
AYE VOTES: Chair Blake, Fugal, Coombs, Clyde, Steele

NAY VOTES:

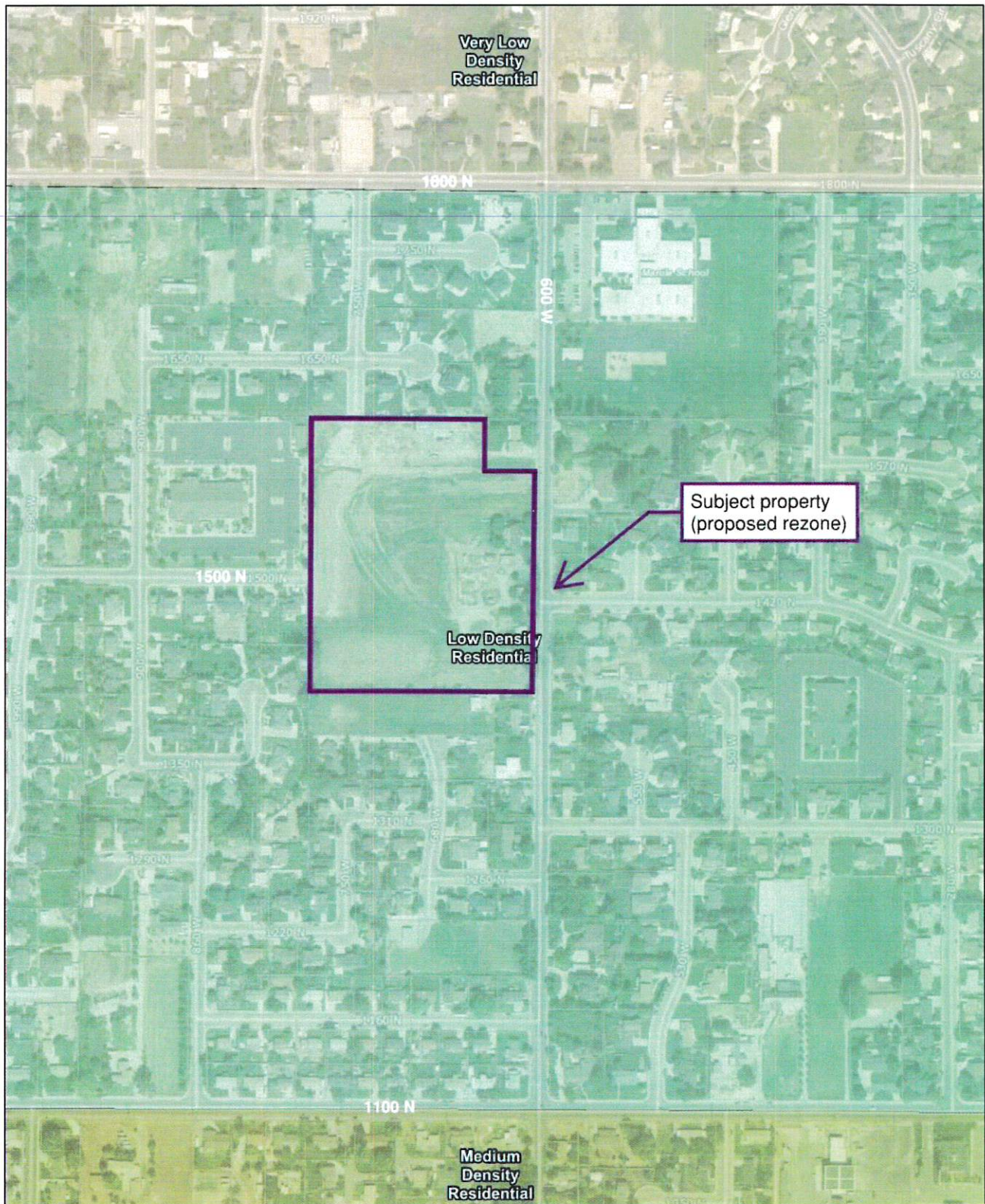
PROPERTY AERIAL MAP



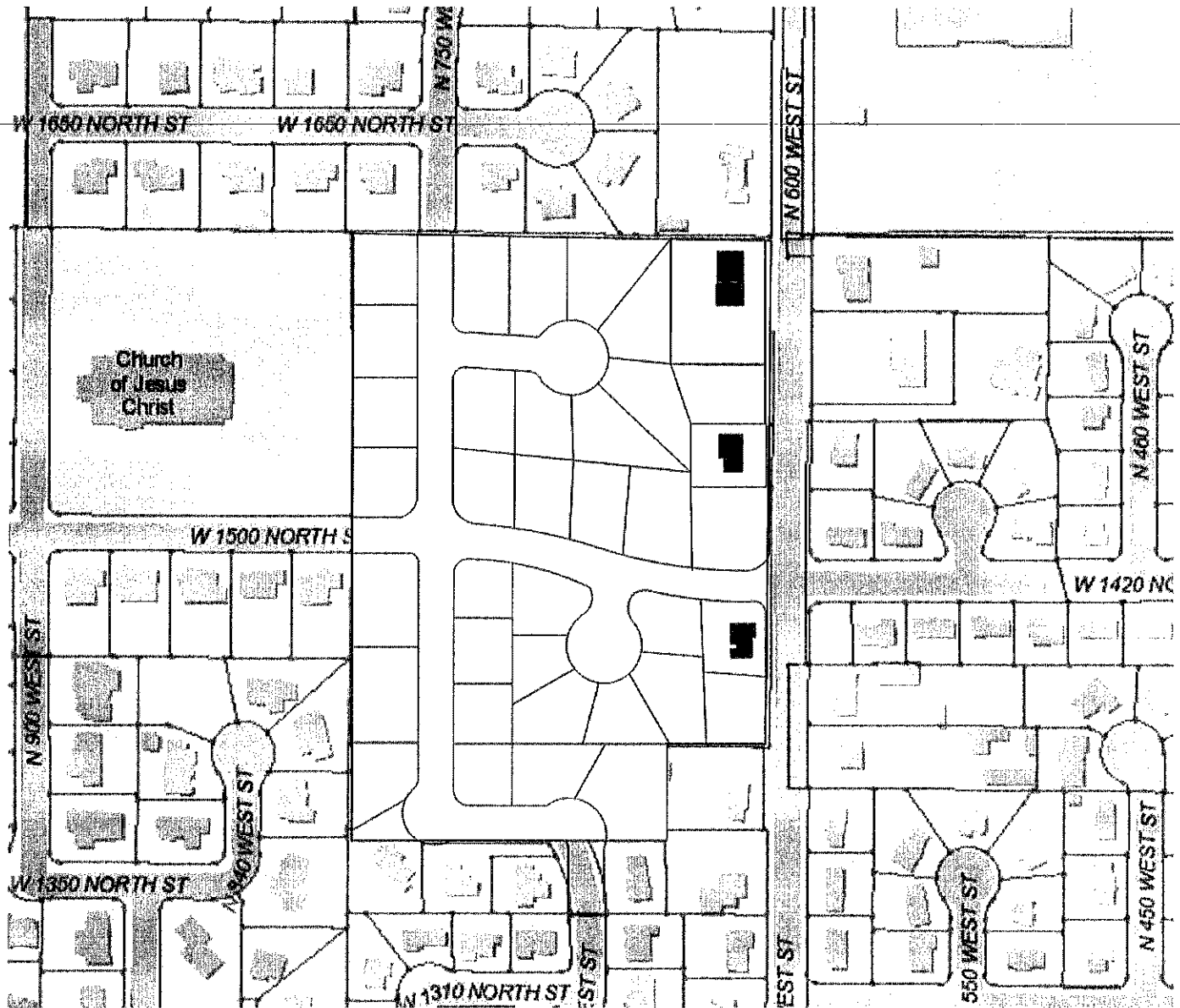
PROPERTY ZONING MAP



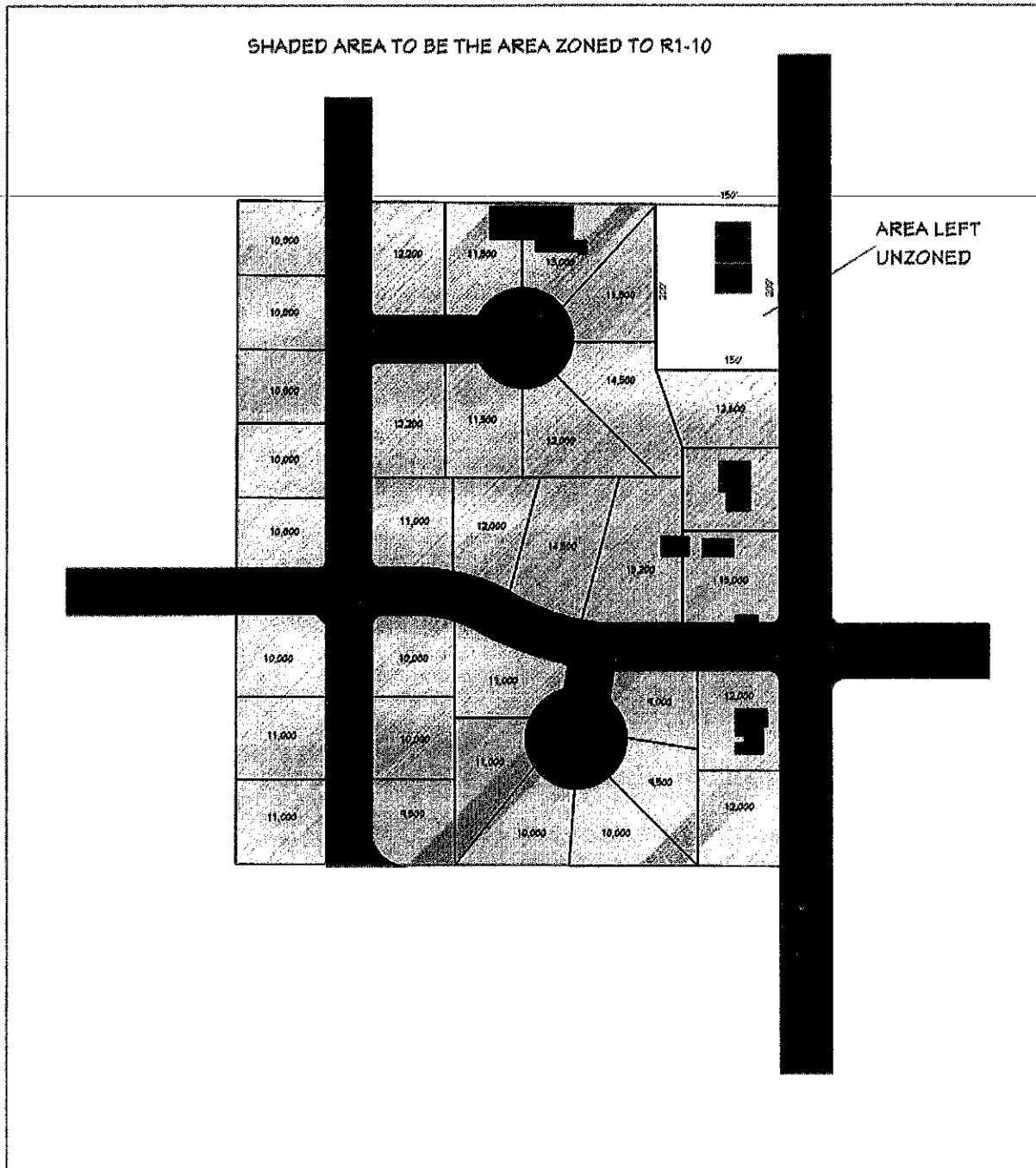
GENERAL PLAN DESIGNATION



ADOPTED VICINITY PLAN



PROPOSED REZONE AREA



STANDARD CUL-DE-SAC DESIGN

