

ORDINANCE NO. 2022-15

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF PLEASANT GROVE CITY, RE-ZONING APPROXIMATELY 2.6 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1230 WEST STATE STREET FROM THE R-R (RURAL RESIDENTIAL) ZONE TO THE G-C (GENERAL COMMERCIAL) ZONE, CLASSIC JACK REAL ESTATE HOLDING APPLICANT.

WHEREAS, the existing zone for the property located at approximately 1230 West State Street is R-R (Rural Residential) where single family residential as well as the keeping of farm animals is allowed; and

WHEREAS, the property owner, Classic Jack Real Estate Holding, is proposing to change the zone for commercial uses and applying the C-G (General Commercial) Zone to approximately 2.6 acres of land; and

WHEREAS, on May 12, 2022 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 is 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 June 7, 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 re-zoning 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 2.6 acres of land located at approximately 1230 West State Street from the R-R (Rural Residential) Zone to the C-G (General Commercial) Zone.

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

SECTION 1. The approximate 2.6 acres located at approximately 1230 West State Street be rezone from the existing R-R (Rural Residential) Zone to the C-G (General Commercial) 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 7th day of June, 2022.


Guy Fugal, Mayor

ATTEST:


Kathy T. Kresser, MMC
City Recorder



Exhibit "A"



Motion: Council Member Williams
Second: Council Member Bullock

ROLL CALL	Yes	No	Absent
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. 2022-15 was posted on the State (<http://pmn.utah.gov>) website on this 8 day of June, 2022.

Dated this 8 day of June, 2022.

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



City Council Staff Report

June 7, 2022

Item 9A

REZONE

REQUEST	Rezone approximately 2.6 acres from the Rural Residential (R-R) Zone to the General Commercial (C-G) Zone.
APPLICANT	Classic Jack Real Estate Holding
ADDRESS	1230 West State Street
ZONE	General Commercial.
GENERAL PLAN	West State Street District
STAFF RECOMMENDATION	Recommend approval of the Rezone
ATTACHMENTS	Aerial Map 4
	Zoning Map 5
	General Plan Designation 6
	Supplemental Attachments 7

Background

The applicant is proposing to rezone approximately 2.6 acres of land from the Rural Residential (R-R) Zone to the General Commercial (C-G) Zone and intends to utilize this property for a commercial building with 15 individual units to be used as offices and warehouses. The subject property is located north of State Street and east of 1300 West and is undeveloped.

Analysis

Intent Statements:

The intent of the current R-R Zone is "...to provide areas on the fringes of the corporate area of the city where residential uses may be harmoniously integrated with incidental agricultural pursuits. This zone is intended to allow the keeping of farm animals and fowl in conjunction with single-family dwelling units to an extent consistent with said development, and in proportion to the amount of land area provided for this purpose. It is intended to retain land in parcels large enough to provide efficient and attractive development as urban uses extend in an orderly manner into these areas. The R-R zone is also intended to accommodate residential developments which are oriented to an equestrian lifestyle. This would allow the design of a residential community which could contain noncommercial stables, training areas and equestrian trails as an integral part of the development."

Recommendation from Planning Commission

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on May 12, 2022.

Public Hearing: Rezone – Located at 1230 West State Street (Mud Hole Neighborhood)

Public Hearing to consider the request of Classic Jack Real Estate Holding to apply the General Commercial Zone (C-G) to approximately 2.60 acres of property zoned Rural Residential (R-R), located at 1230 West State Street.

RECOMMEND APPROVAL

Motion: At the Public Hearing, Commissioner Martineau moved the Planning Commission forward a recommendation of approval to the City Council for the request of Classic Jack Real Estate Holding for the rezone of approx. 2.6 acres of property located at 1230 West State Street, from the Rural Residential Zone to General Commercial Zone; and adopting the exhibits, conditions, and findings of the staff report.

Commissioner Patten seconded the motion.

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

Motion by: Commissioner Martineau

Seconded by: Commissioner Patten

AYE VOTES: Chair Butler, Martineau, Clyde, Patten, Phillips

AERIAL MAP

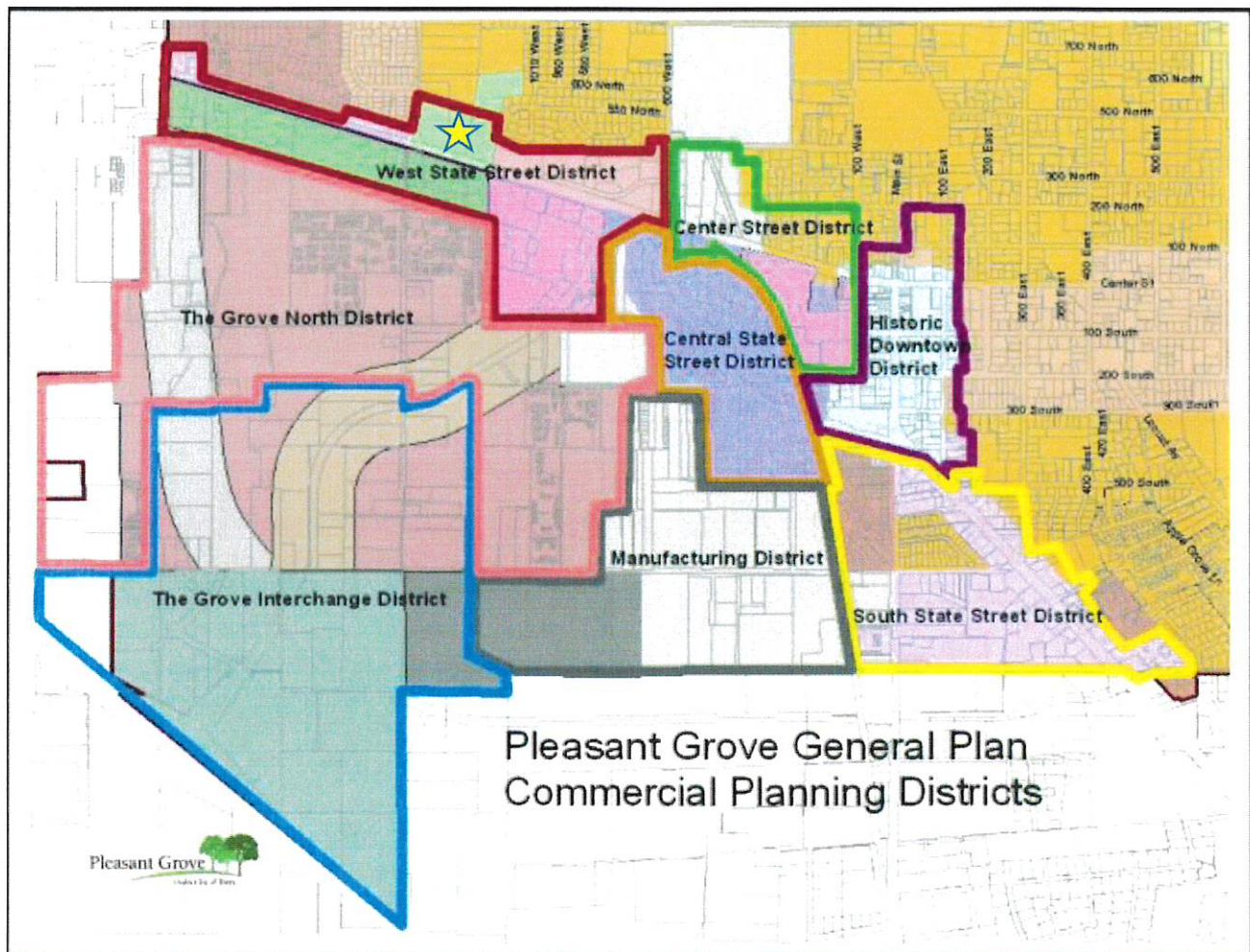


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Author: Jacob Hawkins - City Planner and Daniel Cardenas – Community Development Director

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GENERAL PLAN DESIGNATION



★ = Subject Property