

ORDINANCE NO. 2022-19

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING SECTION 10-14-19-G: OFF STREET PARKING REQUIREMENTS IN THE GROVE ZONE; BY ADDING REQUIREMENTS FOR VEHICULAR PARKING FOR MULTIPLE-FAMILY DEVELOPMENTS; INCLUDING AN EFFECTIVE DATE (PLEASANT GROVE CITY, APPLICANT).

WHEREAS, the current city code does not include the requirement of having driveways for multifamily residential developments consisting of townhomes in the Grove Zone; and

WHEREAS, Pleasant Grove City Staff is proposing a series of changes for the parking design requirements for multiple-family developments, such as adding the construction of driveways leading to a 2 car garage with the minimum dimensions of twenty- two feet (22') in length by twelve feet (20') in width for all multifamily residential units on properties located in the Grove Zone; and

WHEREAS, on August 25, 2022, the Pleasant Grove City Planning Commission held a public hearing to consider amending Section 10-11-D-16: multiple-family development requirements in the CS-2 (Commercial Sales-2) Zone; and

WHEREAS, at its public hearing the Planning Commission decided that the requested amendment to Section 10-14-19-G: Off Street Parking Requirements in the Grove Zone for Multiple-Family Developments 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 amendment to Section 10-14-19-G: Off Street Parking Requirements in the Grove Zone for Multiple-Family Developments in the Pleasant Grove Municipal Code be approved; and

WHEREAS, on September 27, 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 amendment to the Pleasant Grove Municipal Code is in the best interest of the public and consistent with the goals and policies of the General Plan; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of Pleasant Grove City, Utah County, State of Utah as follows:

SECTION 1. ,Title 10 Chapter 14-19-G Off Street Parking Requirements in the Grove Zone for Multiple-Family Developments of the Pleasant Grove Municipal Code is hereby amended to read as follows:

10-14-19-G: OFF STREET PARKING:

Proposed City Code 10-14-19 G: OFF STREET PARKING – Multifamily Structures

G. Parking: All multi-family residential structures shall have as a minimum ~~two and a half (2.5) parking spaces per unit, including at least one parking space per unit as an enclosed garage~~ **2.33 parking spaces per unit, including two parking spaces per unit as an enclosed garage and for every 3 residential units one visitor parking shall be provided. The visitor parking shall be evenly distributed throughout the entire site.** In addition, the following requirements shall apply:

1. Parking For Residents: The parking shall be dedicated for the sole use of the residents for their individual needs and discretion.

~~—2. Detached Parking Structures: Detached parking structures shall only be located to the side or rear, not in the front, of residential buildings.~~

2. Driveways: Each residential unit shall have a driveway leading to the 2-car garage entrance. The minimum dimensions for a driveway shall be twenty two feet (22') in length by twenty (20') in width

3. Finish Materials: Garages and carports shall be built with the same finish materials and colors as the main structures and shall be architecturally similar (including rooflines) to the main structures or incorporated into their design and construction.

4. Dimensions: ~~Each single space within a garage shall have a minimum interior dimension of twenty two feet (22') in length by twelve feet (12') in width.~~ The minimum interior dimensions for the required 2 car garage per residential unit shall be twenty- two feet (22') in length by twelve feet (20') in width.

5. Garage Requirements: Garages shall have four (4) walls, a roof, a doorway at least nine feet (9') in width, and a door that is lockable.

~~6. Materials Similar To Main Structure To Be Used: The ends of carport structures shall be walled with similar exterior material, material ratios, and look as the main structures.~~

7. Paving And Striping: Driveways and uncovered parking areas shall be paved and striped with dimensions following the requirements of chapter 18 of this title.

8. Tandem Parking: No tandem parking (1 parking space behind another parking space) shall be permitted ~~unless both spaces are reserved for the same dwelling unit.~~

9. Recreational Vehicle Parking: No recreational vehicle parking is permitted anywhere on site whether inside or outside of a garage.

10. Current License Plate Required: No vehicles or trailers of any type without current license plates shall be parked or stored other than in a completely enclosed building..

SECTION 2. 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 3. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

SECTION 4. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 27th day of September 2022.

ATTEST:

Kathy T. Kresser

Kathy T. Kresser, MMC
City Recorder

Motion: Council Member Andersen

Second: Council Member Jensen

W. Brent Bullock
Guy L. Fugal, Mayor
W. Brent Bullock
Mayor Pro-Tem



ROLL CALL	<u>Yes</u> ~~Yea~~	<u>No</u> ~~Nay~~	<u>Absent</u> ~~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. 2022-19 was posted on the State (<http://pmn.utah.gov>) website on this 28 day of Sept, 2022.

Dated this 28 day of Sept, 2022.

Kathy T. Kresser

Kathy T. Kresser, MMC
City Recorder



City Council Staff Report

September 27, 2022

Item 9B

CODE TEXT AMENDMENT PROPOSAL

REQUEST	Request to amend City Code Section 10-14-19-G: Off Street Parking Requirements in the Grove Zone for Multiple-Family Developments	
APPLICANT	Pleasant Grove	
ADDRESS	City Wide – The Grove Zone	
STAFF RECOMMENDATION	Recommend Approval of the staff version of the Proposed Ordinance Amendments	
ATTACHMENTS	Proposed text amendment	8
	Maps and Images	10

Background

The parking requirements in the Grove Zone were established with the purpose to provide standards for off street parking and loading areas that minimize traffic hazards and congestion, mitigate impacts on surrounding properties, and enhance the overall visual appearance of the grove zoning district. Parking lots should be designed not only to accommodate parking needs and facilitate efficient vehicle circulation, but to also permit smooth pedestrian and bicycle circulation in and around the lot. Designs should reflect the fact that once people step out of their cars, they become pedestrians. Clearly defined and well buffered walkways are integral to good parking lot design.

The residential component in the Grove Zone was meant to be secondary with development occurring in an organized form; therefore, it is the intent for residential uses to be incorporated to commercial uses only as infill developments within the Grove Zone. Recently (Feb-March 2022) the Planning Commission and the City Council approved the requirement of driveways for all residential units within the CS-2 Zone and as a direction from the City Council, a similar requirement is now implemented for future residential units in the Grove Zone, where residential uses are permitted.

Analysis

The proposed changes to the city code are as follows:

Current City Code 10-14-19 G: OFF STREET PARKING – Multifamily Structures

G. Parking: All multi-family residential structures shall have as a minimum two and a half (2.5) parking spaces per unit, including at least one parking space per unit as an enclosed garage. In addition, the following requirements shall apply:

1. Parking For Residents: The parking shall be dedicated for the sole use of the residents for their individual needs and discretion.
2. Detached Parking Structures: Detached parking structures shall only be located to the side or rear, not in the front, of residential buildings.
3. Finish Materials: Garages and carports shall be built with the same finish materials and colors as the main structures and shall be architecturally similar (including rooflines) to the main structures or incorporated into their design and construction.
4. Dimensions: Each single space within a garage shall have a minimum interior dimension of twenty two feet (22') in length by twelve feet (12') in width.
5. Garage Requirements: Garages shall have four (4) walls, a roof, a doorway at least nine feet (9') in width, and a door that is lockable.
6. Materials Similar To Main Structure To Be Used: The ends of carport structures shall be walled with similar exterior material, material ratios, and look as the main structures.
7. Paving And Striping: Driveways and uncovered parking areas shall be paved and striped with dimensions following the requirements of chapter 18 of this title.
8. Tandem Parking: No tandem parking (1 parking space behind another parking space) shall be permitted unless both spaces are reserved for the same dwelling unit.
9. Recreational Vehicle Parking: No recreational vehicle parking is permitted anywhere on site whether inside or outside of a garage.
10. Current License Plate Required: No vehicles or trailers of any type without current license plates shall be parked or stored other than in a completely enclosed building.

Proposed City Code 10-14-19 G: OFF STREET PARKING – Multifamily Structures

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Recommendation from Planning Commission

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on August 25, 2022.

**1. Public Hearing: Code Text Amendment – Section 10-14-19-G:
(City Wide)**

Public Hearing to consider the request of Pleasant Grove City to amend City Code Section 10-14-19G: Multiple-Family Residential Development Requirements, by modifying the provisions and requirements for multi-family developments within The Grove Zone

RECOMMEND APPROVAL

Motion: At the Public Hearing, Commissioner Fugal moved the Commission forward a positive recommendation to the City Council to approve the request of Pleasant Grove City for the proposed amendments to City Code Section 10-14-19 G: OFF STREET PARKING – Multifamily Structures in the Grove Zone; and adopting the exhibits, conditions, and findings of the staff report, and as modified by the conditions below:

1. All Final Planning, Engineering, and Fire Department requirements are met.

Commissioner Clyde seconded the motion.

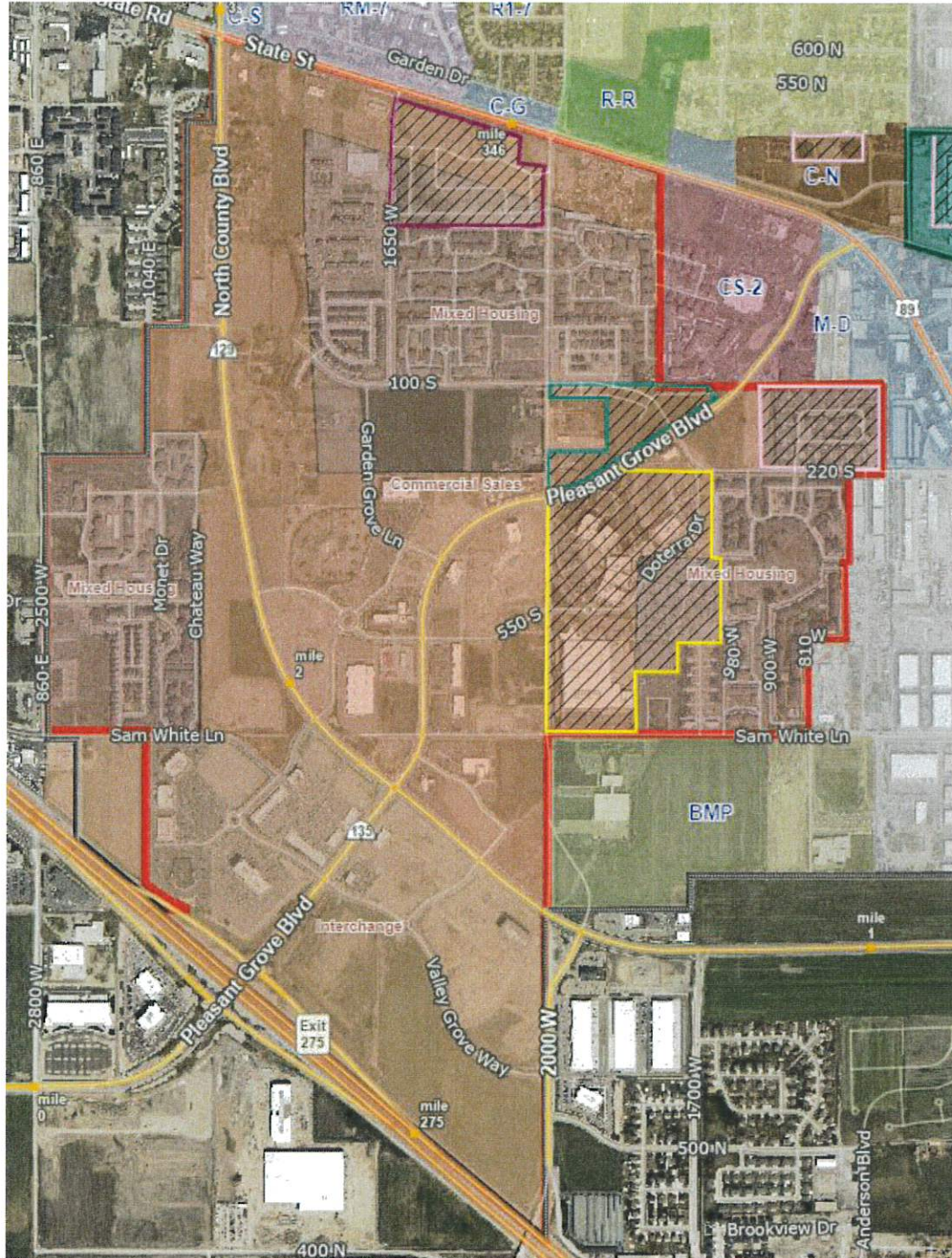
The Commissioners unanimously voted “Aye”. The motion carried.

Motion by: Commissioner Fugal

Seconded by: Commissioner Clyde

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

IMAGES



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