

ORDINANCE NO. 2023-6

AN ORDINANCE AMENDING THE OFFICIAL VICINITY PLAN OF PLEASANT GROVE CITY, ADOPTING THE NEW PROPOSED VICINITY PLAN FOR THE PROPERTY LOCATED AT APPROXIMATELY 510 NORTH 910 EAST IN THE R1-20 (SINGLE FAMILY RESIDENTIAL) ZONE, RESIDENTIAL AGRICULTURAL OVERLAY (RAO). RANDALL GUERNSEY, APPLICANT.

WHEREAS, the legislative body has previously adopted codes and plans to provide direction for the future needs, growth and development of the community; and

WHEREAS, City Code Section 10-5-4 calls for the adoption of a vicinity map which will provide long range planning for local neighborhood streets; and

WHEREAS, on March 23, 2023 the Pleasant Grove City Planning Commission held a public hearing to consider an amendment to the previously adopted Pleasant Grove City Vicinity Map; and

WHEREAS, at its public hearing the Planning Commission decided that the requested amendment to the Pleasant Grove City Vicinity Map was in the public interest and consistent with the goals and policies of the City; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the amendment to Vicinity Map be adopted; and

WHEREAS, on April 11, 2023 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 request to amend the Pleasant Grove City Vicinity Map was in the best interest of the public and was consistent with the goals and policies of the City; and

WHEREAS, at its meeting the Pleasant Grove City Council approved the request that the Pleasant Grove City Vicinity Map be amended concerning property located at approximately 510 N 910 E, and adjacent properties, in the R1-20 (Single-family Residential) Zone, Residential Agricultural Overlay (RAO).

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

SECTION 1. The Pleasant Grove City Council has evaluated the Amended Pleasant Grove City Vicinity Map (Exhibit A) and supporting document (Exhibit B). The Amended Vicinity Map is hereby ADOPTED.

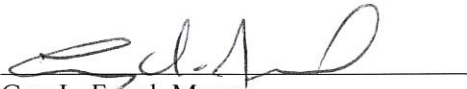
SECTION 2. The Pleasant Grove City Council finds that the Amended Vicinity Map is in the best interest of the public and is consistent with the goals and policies of the City.

SECTION 3. 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 4. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

SECTION 5. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council or Pleasant Grove City, State of Utah, on this 11th day of April, 2023.


Guy L. Fugal, Mayor

ATTEST:


Kathy T. Kresser, MMC
City Recorder

(SEAL)



Exhibit "A" - PROPOSED VICINITY PLAN

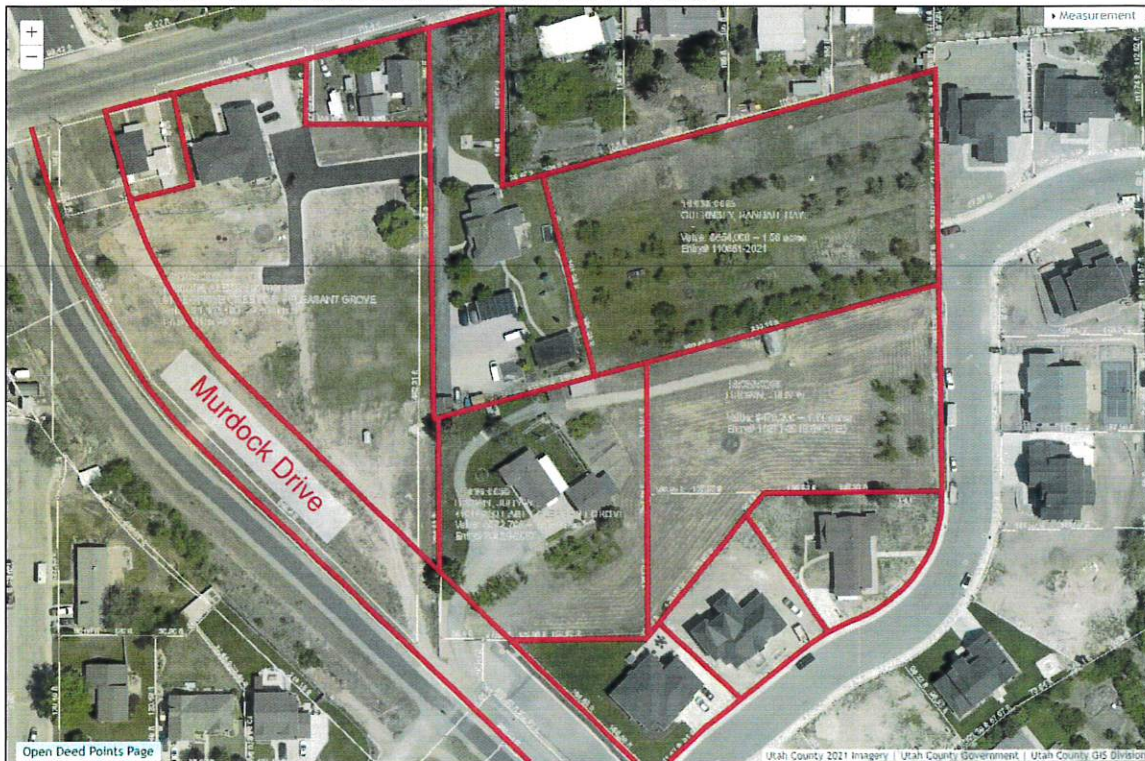
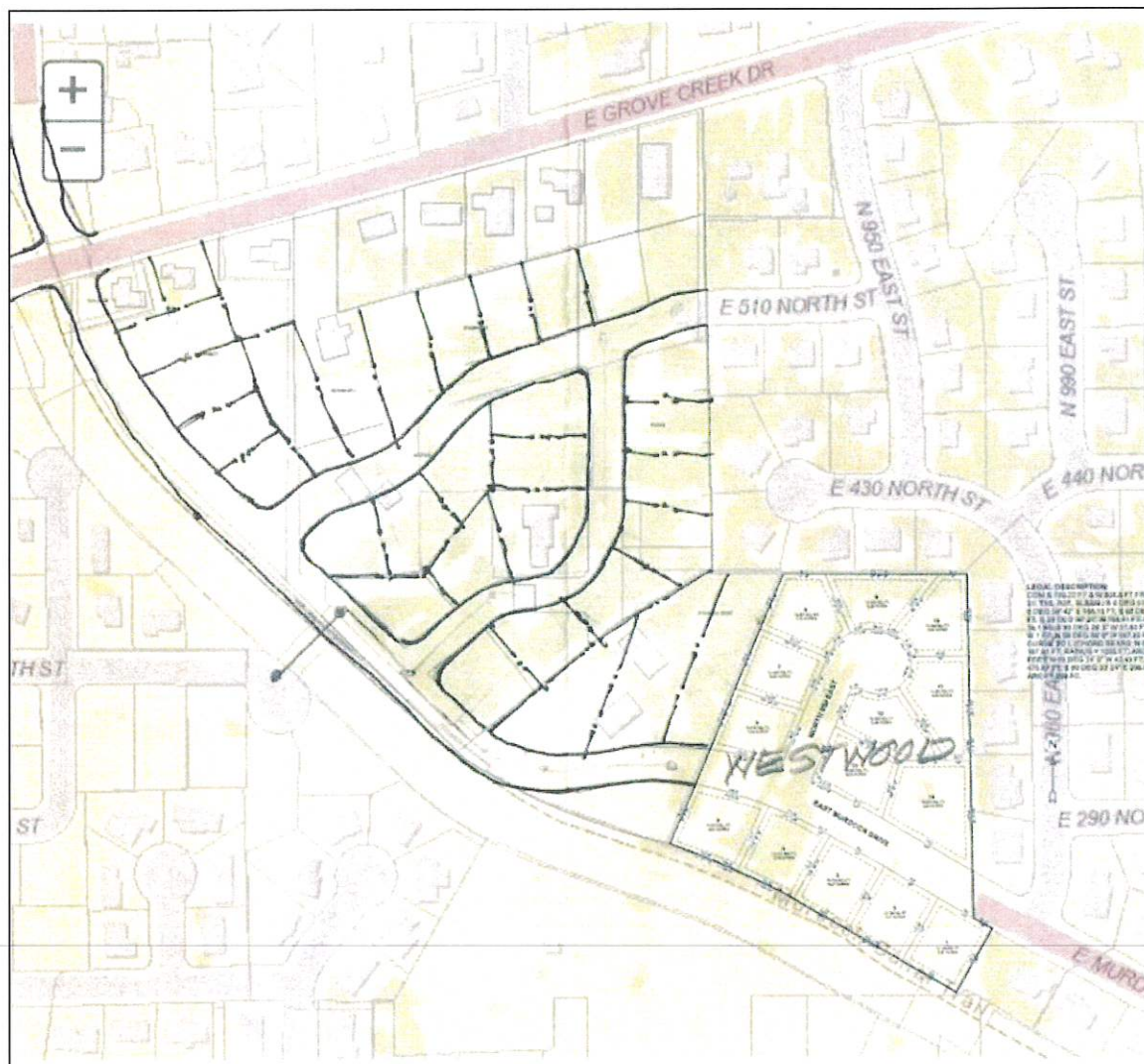


Exhibit “B” – CURRENT (EXISTING) VICINITY PLAN



Motion: Council Member ANDERSEN
Second: Council Member JENSEN

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. 2023-6 was posted on the State (<http://pmn.utah.gov>) website on this 11th day of April, 2023.

Dated this _____ day of _____, 2023.

Kathy T. Kresser, MMC,
City Recorder

City Council Staff Report

April 11, 2023

Item 9A

VICINITY PLAN AMENDMENT

REQUEST Vicinity Plan amendment and a 1-lot preliminary subdivision called Guernsey Plat 'A'

APPLICANT Randall Guernsey

ADDRESS Approx. 510 North 910 East

ZONE R1-20 (Single-Family Residential) Zone, Residential Agricultural Overlay (RAO)

STAFF RECOMMENDATION Approve the Vicinity Plan amendment

ATTACHMENTS	Property Zoning Map	3
	Property Aerial Map	4
	Original Vicinity Plan	5
	Existing Vicinity Plan	6
	Proposed Vicinity Plan	7
	Proposed Subdivision Plat	8

Background

The applicant is requesting approval of a vicinity plan amendment and a one-lot preliminary subdivision, called Guernsey Plat 'A'. The applicant owns a vacant property located at approximately 510 North 910 East and would like to build a single-family home. The subject property has never been part of a legal subdivision.

On June 18, 2000, the City adopted a vicinity plan throughout the entire City that anticipated how larger, open properties might be developed, should they ever be subdivided. The main purpose of this study was to provide long range planning for local neighborhood streets in undeveloped areas of Pleasant Grove and to ensure that all property owners have an equal opportunity to develop their land by increasing connectivity.

On March 27, 2018, City Council approved a vicinity plan amendment for this area, which was provided by the applicant for the Westwood Estates Plat 'C'. This vicinity plan amendment is attached to this staff report. Overall, that vicinity plan amendment was similar to the original concept provided by the City, with the primary difference being that one cul-de-sac had been removed. Overall, that

vicinity plan amendment had been in line with the intentions of the original vicinity plan by providing two different accesses to Murdock Drive and providing access to much of the land behind the existing homes.

Analysis

Vicinity Plan:

Where the previously approved vicinity plan amendment had two points of access from the future Murdock drive, the current vicinity plan amendment removes one of those accesses and instead proposes that each of the existing properties remain largely preserved in their current state.

While this proposed vicinity plan removes the road that connects 510 North to Murdock Drive, all lots as proposed will have access to a public right of way. The proposed lots are larger than surrounding properties, however if any applicant wants to develop these lots by altering the property lines (ex. to create flag lots), that applicant would also need to apply for a vicinity plan amendment.

Subdivision Plat:

R1-20 Requirements:

The minimum lot area within the R1-20 Zone is 20,000 square feet. The minimum frontage for this property is 35 feet and the minimum width is 100 feet. The setbacks for the R1-20 Zone can be found in Table 1.

Setback	Distance
Front	25
Side	10
Rear	25

Table 1

As proposed:

The proposed subdivision occupies a total area of 1.57 acres or 68,323 square feet. This property has a frontage of 35.26 feet and a width of approximately 197 feet. A building envelope that delineates the setbacks for the zone has also been provided. With the lot area, width, frontage, and yard requirements met, the submitted plans comply with the existing requirements for the R1-20 Zone.

The proposed subdivision complies with the requirements for the R1-20 Zone.

Recommendation from Planning Commission

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on March 23, 2023.

2. Public Hearing: Vicinity Plan Amendment – Located at approx. 510 North 910 East (Grove Creek Neighborhood)

Public Hearing to consider the request of Randall Guernsey for a vicinity plan amendment, approximately located at 517 North 910 East in the R1-20 (Single-Family Residential) Zone.

RECOMMEND APPROVAL

Motion: At the Public Hearing, Commissioner Fugal moved the Planning Commission recommend approval of the request of Randall Guernsey for a Vicinity Plan Amendment for property located at

approximately 510 North 910 East in the R1-20 (Single-Family Residential) Zone; and adopting the exhibits, conditions, and findings of the staff report, and as modified by the condition(s) below:

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

Commissioner Butler seconded the motion.

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

Motion by: Commissioner Fugal

Seconded by: Commissioner Butler

AYE VOTES: Chair Pro-Tem Patten, Martineau, Butler, Fugal

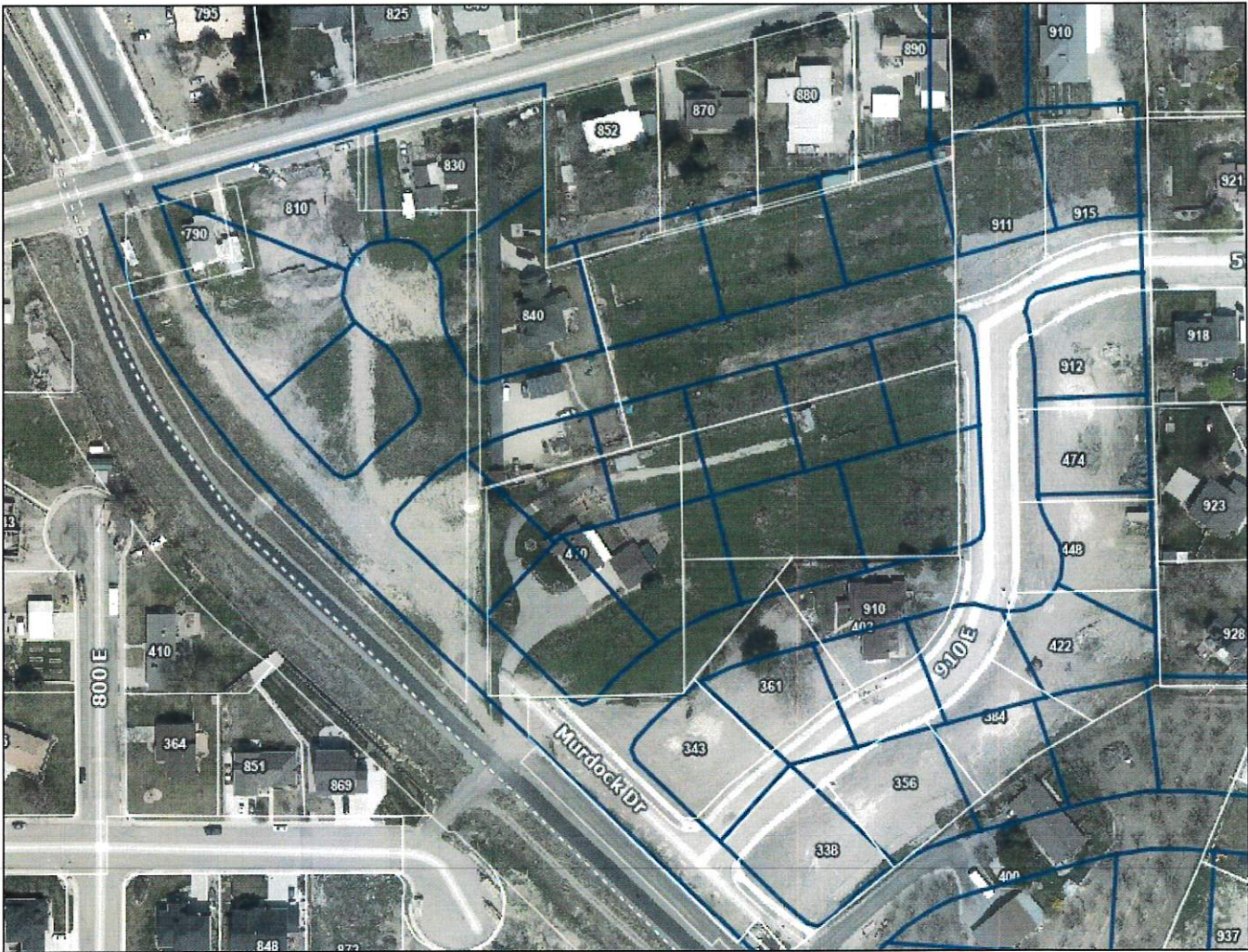
PROPERTY ZONING MAP



PROPERTY AERIAL MAP

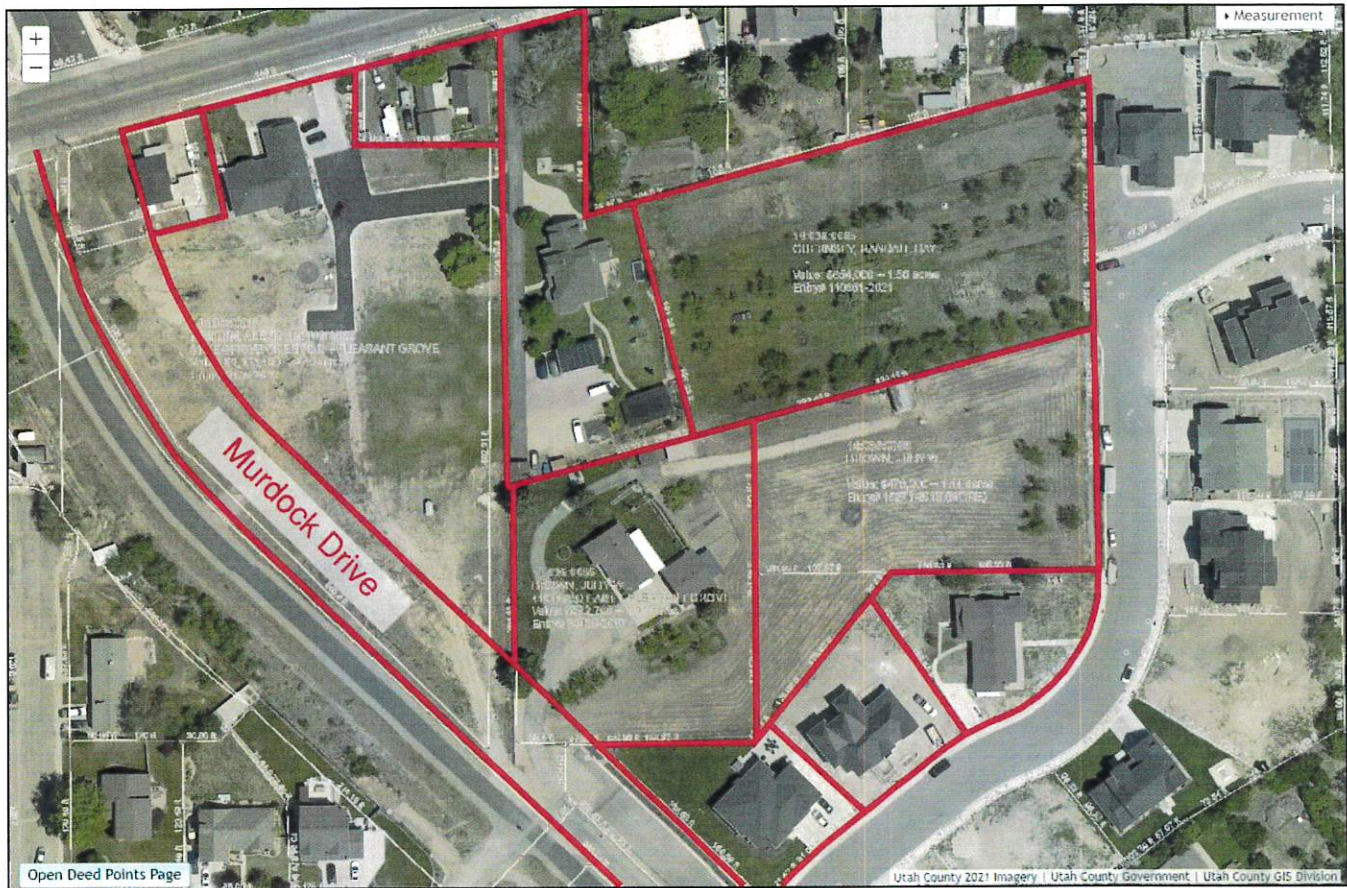


ORIGINAL VICINITY PLAN



[illegible]

PROPOSED VICINITY PLAN



LOT 1
68,323 SQ.FT.
1.57 ACRES
517 North 910 East

BOUNDARIES AND DISTANCES:
 North: $N75^{\circ}23'27''E$ 378.83'
 East: $S01^{\circ}20'49''E$ 68.78'
 South: $S00^{\circ}08'08''W$ 150.60, 100.00, 50.60
 West: $N47^{\circ}36'25''W$ 153.13'
 South: $S75^{\circ}15'17''W$ 330.11'
 East: $S33^{\circ}26'11''E$ 330.11'

SETBACKS AND EASEMENTS:
 10' P.U.E. (10' SIDE SETBACK)
 25' FRONT SETBACK
 25' REAR SETBACK
 10' SIDE SETBACK
 10' x 10' POSTAL EASEMENT
 3.38' (at SE corner)

FEATURES:
 POINT OF BEGINNING WEST 1220.07'
 1" P1 VALVE
 L=35.26' R=62.00'
 C=34.79' CB=505'32'58"W
 33.76' STREET DEDICATED TO THE CITY OF PLEASANT GROVE 115' SO.FT.

NEIGHBORING PROPERTIES:
 OWNER: CAMERON CUSWORTH
 SERIAL NUMBER: 14-035-0072
 ADDRESS: 870 E GROVE CREEK DR
 OWNER: DANIEL & CARIN
 SERIAL NUMBER: 14-035-0250
 ADDRESS: 910 E GROVE CREEK DR
 WESTWOOD ESTATES PLAT "C", LOT 23
 OWNER: S DEWEES & GRONDE S BORDA
 SERIAL NUMBER: 55-889-0033
 ADDRESS: 911 E 510 NORTH
 WESTWOOD ESTATES PLAT "C", LOT 20
 OWNER: JAMES W & CHRISTINE M CHALLIS
 SERIAL NUMBER: 55-889-0030
 ADDRESS: 474 N 910 E
 WESTWOOD ESTATES PLAT "C", LOT 19
 OWNER: TYLER & JACOLYN TELLON
 SERIAL NUMBER: 55-889-0031
 ADDRESS: 475 N 910 E

SE REFERENCE CORNER OF SECTION 21
 TOWNSHIP 5 SOUTH, RANGE 2 EAST,
 SALT LAKE BASE AND MERIDIAN
 UTAH COUNTY THE SHEET 54-20 RC
 FOUND BRASS CAP

SE WITNES CORNER OF SECTION 21
 TOWNSHIP 5 SOUTH, RANGE 2 EAST,
 SALT LAKE BASE AND MERIDIAN
 UTAH COUNTY THE SHEET 54-20 RC
 BRASS CAP NOT FOUND

OWNER: LEE A AND JUDY BROWN
 SERIAL NUMBER: 14-035-0233
 PARCEL 2-A

OWNER: RICHARD A. SEY AND CONNIE GIBNEY
 SERIAL NUMBER: 14-035-0004
 ADDRESS: 840 E 1/2 CREEK DR

OWNER: ELDON R. WELLS AND SHARON H. WELLS
 SERIAL NUMBER: 14-035-0078
 ADDRESS: 852 GROVE CREEK DR