

Pleasant Grove



Utah's City of Trees

General Plan



*Prepared by
Pleasant Grove
City Planning Commission
and Department of
Community Development*

**Adopted by the Pleasant Grove City Council
on July 3, 2007**

EXHIBIT 1. AERIAL PHOTO OF PLEASANT GROVE

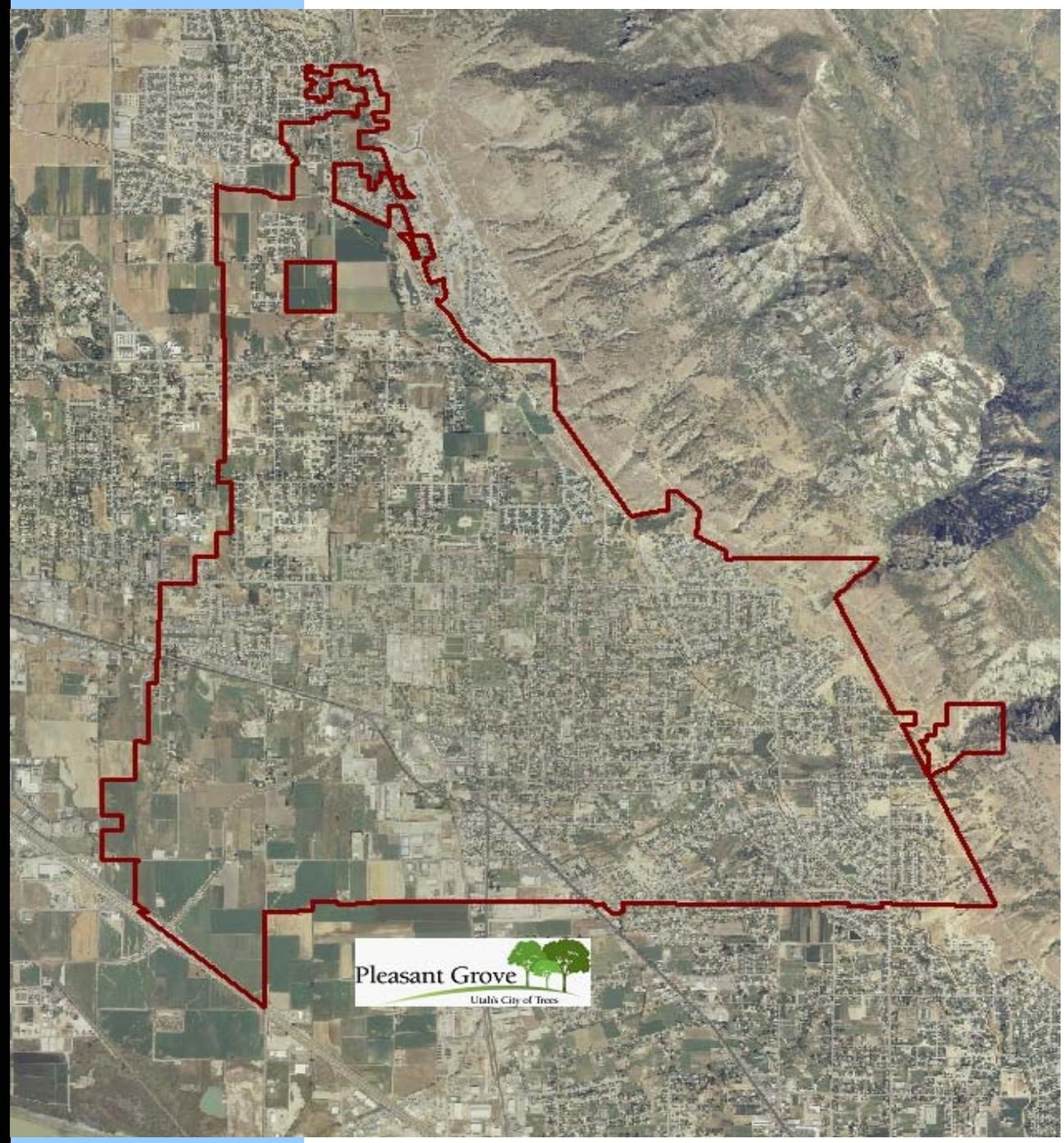




Table of Contents

Chapter 1. Introduction..... 1

- 1.1. PLAN INTRODUCTION
- 1.2. MOTTO AND VISION STATEMENT
- 1.3. IMPLEMENTATION
- 1.4. AMENDMENTS
- 1.5. HISTORY OF PLEASANT GROVE
- 1.6. DEMOGRAPHIC OVERVIEW
- 1.7. GENERAL GOALS

Chapter 2. Land Use 15

- 2.1. PURPOSE
- 2.2. LAND USE DESIGNATIONS
- 2.3. COMMERCIAL PLANNING DISTRICTS
- 2.4. PLANNING PRINCIPLES
- 2.5. ANNEXATION
- 2.6. IMPLEMENTATION
- 2.7. LAND USE GOALS

Chapter 3. Community Design..... 35

- 3.1. INTRODUCTION
- 3.2. DOWNTOWN REDEVELOPMENT
- 3.3. DOWNTOWN DESIGN ELEMENTS
- 3.4. HISTORIC PRESERVATION
- 3.5. STREETSAPES AND BEAUTIFICATION
- 3.6. URBAN FORESTRY PLAN
- 3.7. COMMUNITY DESIGN GOALS

Chapter 4. Economics 50

- 4.1. INTRODUCTION
- 4.2. ECONOMIC FACTORS
- 4.3. ECONOMIC DEVELOPMENT
- 4.4. DOWNTOWN REVITALIZATION.
- 4.5. COMMUNITY IMAGE
- 4.6. ECONOMIC GOALS

Chapter 5. Transportation..... 62

- 5.1. INTRODUCTION
- 5.2. TRANSPORTATION MASTER PLAN
- 5.3. GROWTH FACTORS
- 5.4. SAFETY
- 5.5. PHYSICAL CONDITION OF STREETS
- 5.6. STREET TYPES



Table of Contents

Chapter 5. Transportation (cont.)
5.7. A WALKABLE COMMUNITY
5.8. TRANSPORTATION GOALS

Chapter 6. Housing 75
6.1. INTRODUCTION
6.2. HOUSING DEMOGRAPHICS
6.3. DENSITIES AND ZONING
6.4. PLANNING FOR FUTURE HOUSING
6.5. CITIZEN INPUT ON RESIDENTIAL NEEDS
6.6. HOUSING GOALS

Chapter 7. Parks and Recreation..... 84
7.1. INTRODUCTION
7.2. PARKS AND RECREATION MASTER PLAN
7.3. PARKS AND RECREATION FACILITIES
7.4. RECREATIONAL TRAILS
7.5. OPEN SPACES
7.7. CULTURAL OPPORTUNITIES
7.8. PARKS AND RECREATION GOALS

Chapter 8. Environment 94
8.1. PURPOSE
8.2. PRESERVATION OF SENSITIVE LANDS
8.3. WETLANDS
8.4. LAND DEVELOPMENT
8.5. ENVIRONMENT GOALS

Chapter 9. Public Services..... 101
9.1. INTRODUCTION
9.2. CITY ADMINISTRATION
9.3. FIRE & EMERGENCY MEDICAL SERVICES
9.4. PUBLIC WORKS
9.5. LIBRARY
9.6. PUBLIC SERVICES GOALS

APPENDICES 111



List of Exhibits

	<u>Page</u>
1. AERIAL PHOTO OF PLEASANT GROVE.....	ii
2. 100 YEAR POPULATION TRENDS	10
3. PLEASANT GROVE DEMOGRAPHICS.....	12
4. LAND USE AND ZONING CHART	19
5. PLEASANT GROVE LAND USE MAP	20
6. CURRENT PLEASANT GROVE ZONING MAP	21
7. THE GROVE ZONING DISTRICT MAP.....	22
8. COMMERCIAL PLANNING DISTRICTS	23
9. ANNEXATION AREAS MAP.....	32
10. DOWNTOWN CIVIC CENTER CONCEPTS	39
11. PLEASANT GROVE DOWNTOWN AREA MAP	56
12. PLEASANT GROVE STREET TYPES	66
13. STREETS MASTER PLAN MAP	68
14. BIKE LANES AND WALKING PATHS MAP	71
15. CITY NEIGHBORHOODS MAP.....	81
16. PARKS AND RECREATION MAP	88
17. ENVIRONMENTALLY SENSITIVE AREAS MAP	96
18. PUBLIC FACILITIES MAP	108



Acknowledgments

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Chapter 1: Introduction

Key Points:

- Introduction
- R/UDAT Planning
- Implementation
- Amendments
- Identity and Vision Statement
- History of Pleasant Grove
- Physical Description
- Demographics
- General Goals

The purpose of the general plan is to provide a blueprint to guide the growth and development of the City.



1.1. PLAN INTRODUCTION

The Pleasant Grove City General Plan, referred to herein as the "Plan," is the vision of both short and long-range goals to guide the growth and development of the City. The Plan focuses on improving the physical environment of the City as well as the quality of life of the citizens. It is intended to be an effective working tool employed by the City in making community decisions and achieving planning goals.

Utah State Code, Section 10-9a-401 requires that "each municipality shall prepare and adopt a comprehensive, long range general plan for: (a) present and future needs of the municipality, and b) growth and development of the land within the municipality." Three elements are required by the state to be included in the general plan: 1) Land Use, 2) Transportation, and 3) Moderate Income Housing. Additional elements are also allowed, and "the municipality may determine the comprehensiveness, extent, and format of the general plan."



Chapter 1: Introduction

In addition to the above mentioned three required elements, this plan includes planning for Community Design, Economics, Parks and Recreation, Environment, and Public Services.

The value of the General Plan is only as good as the support that it gets from the leadership and the citizens of the City. While it is largely conceived and created by the Community Development staff using input from the public, the Planning Commission and the City Council, its ultimate long-term support and success must come from the community as a whole.

Plan Update

The process to update the Pleasant Grove City General Plan began in early 2006. The City's General Plan was last updated and adopted in 1997. The update objective was to create a new document that will serve as a guide and reference for the community in the future.

The Pleasant Grove Planning Commission began the process by creating various committees including members of the community, to review the plan elements and to develop initial goals. Community Development staff assisted by holding neighborhood and community planning workshops, to allow residents an opportunity to provide input to the community planning process. Planning work sessions were also held with City Staff, Department Directors, the Planning Commission and the City Council.

Key issues garnering interest and support through the various community groups and public participation included the need for:

- Positive economic development
- Revitalized downtown
- Improved, centralized civic center
- Good transportation planning, traffic flows





Chapter 1: Introduction

- Historic preservation
- Increased parks, trails and recreation opportunities
- Good planning and development in the Grove area

(See Appendix A, Public Participation Results)

R/UDAT Planning Process



Additional public input into the preparation of the Plan was received from the R/UDAT Implementation Committee, and the public participation in the R/UDAT planning process that occurred in early 2006.

A program sponsored by the American Institute of Architects, R/UDAT is a results-driven community design program based on the principles of interdisciplinary solutions, objectivity, and public participation. The R/UDAT planning process in Pleasant Grove combined local resources with the expertise of a multidisciplinary team of professionals, usually from the fields of urban design, architecture, landscape architecture, planning, economic development, who volunteer their time to identify ways to encourage desirable change in a community.

Following months of preparation, the team visited the community for four intense, productive days. At the end of the visit, the team presented an illustrated document of strategies and recommendations (*Appendix B, R/UDAT Pleasant Grove: Past, Pleasant and Future*).

The implementation of R/UDAT recommendations is overseen by a local steering committee of community leaders and citizens. Reviewing the goals and objectives achieved through the R/UDAT planning sessions and report became an



Chapter 1: Introduction

The General Plan shall receive a comprehensive review at least once every five years to keep the policies and programs consistent with changing trends and conditions.

essential part of establishing the goals as well as devising much of the text within the Plan.

Plan Update Adoption

Following review and revisions, public hearings before the Planning Commission and City Council were held. The Plan, as presented here, was adopted by the Pleasant Grove City Council on July 3, 2007.

1.2. IMPLEMENTATION

Implementation of the Plan comes through working documents, such as the zoning and land use codes, capital improvement programs, City budgets, and other ordinances, resolutions and studies deemed appropriate by the City Council.

1.3. AMENDMENTS

To preserve the integrity of the Plan and to ensure that it reflects the changing needs of residents, it is City policy that:

- The Plan shall receive a comprehensive review at least once every five years to keep the policies and programs consistent with changing trends and conditions.
- All re-zones, improvement programs, and ordinance changes concerning development shall be in harmony with the Plan.

The public may request amendments to the Plan. Applicants must show that any amendment of the Plan:

- Is in harmony and consistent with City land use ordinances,
- Is in the best interest of the City,
- Promotes the general welfare of the community, and
- Maintains or improves the quality of life for the citizens of Pleasant Grove.



Chapter 1: Introduction

1.4. IDENTITY AND VISION STATEMENT

Listed below are the Identity and Vision Statement of the Pleasant Grove City General Plan as developed and recommended by the General Plan Advisory Committee. The Identity serves as a slogan to paint a picture or send a message in relation to the character of the community. The Vision Statement reflects the shared image of what people want the city to become – at some point in the future. It is the big picture to guide decisions.

Identity: *Utah's City of Trees*



Pleasant Grove Vision Statement:

A community with pioneer heritage, whose citizens are empowered to take part in decisions affecting their community; who are committed to providing safe, beautiful, orderly surroundings and are working in harmony to protect and maintain their environment as well as providing opportunity and creating economic vitality for this and future generations.



1.5. PHYSICAL DESCRIPTION AND CONDITIONS

Pleasant Grove lies 30 minutes south of the Salt Lake City metropolitan area, and about 10 minutes north of Provo. Like most other communities in the Utah Valley, Pleasant Grove is sandwiched between the towering Wasatch Mountains and the shores of nearby Utah Lake. For planning purposes, the city can be considered as consisting of four geographic areas:



Chapter 1: Introduction

The Grove: The area serviced by a new freeway off-ramp, containing approximately 800 acres, between Interstate 15 and Highway 89. This community gateway area has historically been an agricultural area consisting of small farm houses and acres of crops and pasture. It is now the focal area for current and future development in the city.



Highway 89 / State Street: This highway is the primary non-interstate road in Utah. It runs north-south the entire length of the state. As it passes through Pleasant Grove, it becomes the primary business/commercial district in the city.

Historic Downtown: This area is primarily a sixteen-block section in the area of the Old Fort around Main Street, bordered by 100 North on the north, 300 East on the east, 300 South on the south, and 100 West on the west. This area includes the existing City Hall, Fire Station, Library, Post Office, City Park, Recreation Center, two banks and several small businesses and professional offices.

Northern/Eastern Residential Areas: A majority of Pleasant Grove's population resides in the neighborhoods that lie north and east of the three areas described above. These areas are almost entirely residential with small areas for neighborhood commercial development. They contain the majority of the city's schools, parks and other community facilities.

Current Conditions

Pleasant Grove, with a population of over 30,000, is currently the fourth largest city in rapidly growing Utah County, which includes over 300,000 residents and two universities: Brigham Young University and Utah Valley University. The City is governed by a part-time Mayor and City Council supported by a dedicated staff and an exceptionally large corps of volunteer citizen organizations.

*Pleasant Grove is
the fourth largest
city in Utah County.*



Chapter 1: Introduction

1.5. HISTORY OF PLEASANT GROVE

Pleasant Grove, Utah County, was founded by Mormon settlers on September 13, 1850, and became an incorporated city on January 19, 1855. It is located twelve miles northwest of

Provo and thirty-six miles southeast of Salt Lake City. At this site, the Mormons had their first conflict with the Indians on March 5, 1849 at the head of a stream that became known as Battle Creek; the settlement on this creek at first was unofficially called Battle Creek. Indians had their own name for the area--"Mepha" or "Little Waters." The first settlers built impermanent cabins in a "pleasant grove" of trees. This was a more pleasing name and was adopted for the town.



Situated on the northeastern edges of Utah Valley and Utah Lake and along the western slope of the Wasatch Range at the foot of Mount Timpanogos, the area's gravelly alluvial deposits and sediments from Lake Bonneville are ideal for fruit trees, while the mountains afford protection from late spring frosts. Thus, the higher small-acreage farms of Pleasant Grove became prominent fruit and berry producers. However, with urban growth, now only one large orchard remains in production.

Very little industry developed within the community; most that did was farm related. Sugar beets provided a labor intensive crop for the lower, heavier soils, more suited for potatoes and beets. Many of the area's farmers and laborers worked at the Lehi sugar processing plant and the Pleasant Grove cutting station until these units closed in 1924. In 1915, the Pleasant Grove Cannery was built near the Union Pacific Railroad line; it provided an outlet for row crops, such as peas, green beans, corn, tomatoes, and pumpkins, as well as large fruits. With the development of freezer preservation, the cannery also served a market for fresh-frozen strawberries. From the 1920s through the 1950s, Pleasant Grove was a major strawberry producer, established a mid-June Strawberry Days

*Founded on
September 13, 1850,
the community was
first known as
"Battlecreek".*



Chapter 1: Introduction

*From the 1920's
through the 1950's,
Pleasant Grove was
a major strawberry
producer*



celebration, and became known as Utah's Strawberry City. The three-day community-sponsored activity features parades, rodeos, carnivals, and sports events, and draws numerous visitors. Although local strawberry fields are now nonexistent, the city proclaims the event as the longest established celebration in Utah.

Sheep and range cattle were invested in by a small number of farmers at the end of the nineteenth century. Dairies also developed, and several continue in the area today.

Early non-farm related industries included two planing mills that shaped and finished wood for building. Fugal Construction has employed numerous men for more than eighty-six years. Fugal Brothers Plumbing was started in 1906 by Chris, Jens, and Niels Fugal. Their first major job was installing Lindon City's waterworks in 1924; by 1948 they had installed about forty city waterworks in Utah and Idaho. The company now continues into the fourth generation. The Karl B. Warren Concrete Pipe Plant began operation in the late 1930s, providing pipe for the Salt Lake aqueduct. This project stopped during World War II, causing the plant to close. After the war, it operated sporadically under different ownerships - United Concrete Pipe, and now California Pressure Pipe Company. Westroc (formerly Warburton Readymix, and then Ashroc) has operated since 1948. Bayleys Clothing manufacturers employed numerous women from the late 1960s into the 1980s. An industrial park, located on the west side of the city since the 1960s, contains service-oriented businesses.

The close-set houses and the small business area of the town grew from a fort the first settlers were forced into because of the 1853 Walker Indian War. The fort became the nucleus of the town and its development. Before 1900, many houses were built of soft rock found in the eastern foothills. This type of rock distinctly marks the town's early buildings.



Chapter 1: Introduction



Pleasant Grove today has an expanding commercial base and quality of life

An influx of Scandinavian LDS converts between 1870 and 1890 changed the population from all Anglo-American to one-third Scandinavian. Religious preference remains predominantly LDS. A First Baptist Church chapel, built in 1960, is the only non-Mormon denominational structure. A Fellowship Bible Church meets in an existing public building. Earlier, Presbyterians built a school in 1879 and a rectory in 1890, and the Reorganized LDS Church purchased those buildings in 1900. A change in the city's southern border took place in 1924; Lindon, known as the Southfields, a farming stretch two and one-half miles wide, and extending from Utah Lake to the east mountains in length, became an incorporated city. Pleasant Grove's farming area and population thereupon decreased considerably.

From the beginning, men and women often sought part-time work outside the community to supplement their farm income. With the building in 1942 of Geneva Steel, three miles to the southwest, farmers and their families saw an opportunity for higher wages with fewer work hours invested, and many were enticed into giving up small-acreage farming. Farming as an area occupation began to diminish.

Since World War II, Pleasant Grove has experienced ever-increasing major subdividing of farms for house building. Today few farms remain. Steady and healthy increases in population, increased work opportunities, and fast and convenient transportation have all contributed to transform the town from a bedroom community to an increasingly important economic center. Pleasant Grove today has an expanding commercial base and quality of life, with several schools, parks, a public library, and numerous recreational facilities.

Source:

Utah History Encyclopedia, University of Utah, Beth Radmall Olsen



Chapter 1: Introduction

1.6. DEMOGRAPHIC OVERVIEW

The most recent data available in most demographic categories is found in the results of the Census 2000 by the U.S. Census Bureau (see Exhibit 3, below). Although some increases and changes have occurred since the year 2000, the demographic profile from that census still offers a good representation of the Pleasant Grove community in many categories. Modifications of census data from available local information is also included in the exhibit.

Population

The estimated current population of Pleasant Grove in 2007 is approximately 30,903, according to building permit data compiled by Pleasant Grove City Community Development, placing Pleasant Grove twentieth largest among Utah cities.

Growth since the year 2000 shows an average increase of 4% per year, with recent years showing an increased rate to over 6% per year. Based on current development and planning, the community is expected to continue to grow at a rate near 5% in the next few years, bringing the projected population in 2010 to 35,774. The population of Pleasant Grove is projected to increase to over 50,000 by the year 2030.

EXHIBIT 2: 100 YEAR POPULATION TRENDS

YEAR	PLEASANT GROVE POPULATION	PERCENT INCREASE	AVE. ANNUAL INCREASE
1930	1,754	-	-
1940	1,941	10.6%	1.1%
1950	3,195	64.6%	5.1%
1960	4,772	49.3%	4.1%
1970	5,327	11.6%	1.2%
1980	10,833	103.3%	7.4%
1990	13,476	24.4%	2.2%
2000	23,468	74.15%	5.7%
January 1, 2007	30,903	31.7%	4.0%
2010	35,774	15.8%	5.0%
2015	39,497	10.4%	3.0%
2020	43,608	10.4%	2.0%
2030	50,609	16.1%	1.5%

** Green shaded areas reflect population projections*

Chapter 1: Introduction

The median age of Pleasant Grove residents is 26.2 years. The average household size is 3.61 persons.

Age Distribution

The median age in Pleasant Grove is 26.2, which is on par with Utah County, although it is a full ten years younger than the national median age of 36.3 years. The City is very young as a whole with 42.2% of residents under 18 years old. The proportion of residents aged between 25 and 35 is 13.7%, which is about five percent less than the national average. The proportion of residents over age 65 (5.8%) is actually half of the national average, though it is on par with Utah County.



Income

Although Pleasant Grove's per capita income (\$17,797) is below Utah County, state and national averages, the city's per capita income has grown 100.7% since 1990, indicating a positive trend towards gaining ground relative to these comparative geographies. Additionally, Pleasant Grove's average household income (\$64,164) is on par with the national average. Currently, just over a quarter of Pleasant Grove's households earn between \$50,000 and \$75,000. Just over a third of the City's households earn over \$75,000 annually. The proportion of households earning below \$25,000 annually is 10% under the national average, which means that a greater proportion of Pleasant Grove residents earn higher incomes compared to the rest of the country.

Household Characteristics

The average household size in Pleasant Grove of 3.61 is notably larger than the national average (2.62), but only slightly larger than Utah County and state averages. Pleasant Grove's single-person households (13.7%) represent less than half of the ratio in the nation (27.4%). Pleasant Grove's housing supply is predominately occupied by owners (76.4%), with renters making up a smaller proportion.



Chapter 1: Introduction

Sources:

1. U.S. Census Bureau, Census 2000
2. Pleasant Grove City Estimates (*)

EXHIBIT 3: PLEASANT GROVE DEMOGRAPHICS

Population and Density		Class of Worker	
Total Population	30,903 *	Private wage and salary workers	81.2%
Total land area in square miles	9.06 *	Government workers	13.2%
Density per square mile	3,411*	Self-employed (not incorporated)	5.2%
Sex and Age		Employment by Industry	
Male	50.2%	Agriculture, forestry, fishing and hunting, and mining	0.5%
Female	49.8%	Construction	12.1%
Median Age	26.2 *	Manufacturing	12.5%
Race		Wholesale trade	2.7%
White	92.7%	Retail trade	13.7%
Hispanic or Latino	4.6%	Transportation, warehousing, utilities	4.8%
Asian	0.5%	Information	4.2%
Other	3.2%	Finance, insurance, real estate, etc.	4.7%
Households		Professional, scientific, management, administrative, waste mgmt	11.2%
Total households	8,069 *	Educational, health, social services	21.0%
Average household size	3.61 *	Arts, entertainment, recreation, accommodation, food services	4.7%
Average family size	4.11	Public administration	3.5%
School Enrollment		Other services	4.4%
Kindergarten through High School	6,360	Commuting to Work	
College or graduate school	1,289	Mean time to work in minutes	22.1
Educational Attainment		Income in 1999	
High school graduate or higher	92.8%	Median household income	\$64,164 *
Bachelors degree or higher	28.0%	Median family income	\$54,182
Marital Status (15 yrs +)		Per capita income	\$17,797 *
Now married, except separated	67.4%	Poverty Status in 1999	
Never married	24.0%	Individuals below poverty level	6.8%
Nativity and Place of Birth		Families below poverty level	5.4%
Native U.S.	95.6%	Housing Characteristics	
Born in Utah	68.7%	Total housing units	8,341 *
Foreign born	4.4%	Occupied housing units	8,042 *
Top 5 Ancestries Reported		Single-family units	75.6% *
English	35.7%	Built prior to 1980	33.3% *
German	11.0%	Moved into unit since 1995	48.3% *
American	8.1%	2 or more vehicles	80.0%
Danish	6.9%	Median housing value	\$161,300
Scottish	5.2%	Median monthly mortgage	\$1,158
Employment Status (16 yrs+)		Median monthly rent	\$720
Labor Force	10,467		
Unemployed	2.4%		
Females employed	56.3%		

**Chapter 1:
Introduction**

GENERAL GOALS

Goals	Strategies	Actions	Timing	Agency	
1. Establish programs and land uses that promote <u>quality living, employment and recreation opportunities</u> for the residents of Pleasant Grove.	A. Provide for a customer friendly atmosphere and responsive services to meet the residential needs of all Pleasant Grove Citizens.	i. Maintain consistent decisions that follow the General Plan.	Ongoing	City Council City Admin. Planning Commission	
		ii. Provide customer-friendly programs, goals and attitudes in all departments.	Ongoing	All City Departments	
	B. Promote diversity in community planning that is responsive to the economic market and sensitive to the residential needs of all citizens.	i. Perform ongoing, in depth studies of current and future economic needs	Ongoing	City Council City Admin.	
		ii. Keep informed of the needs of residents through ongoing community meetings and surveys.	Ongoing	City Admin. Community Development	
	C. Encourage the attraction, retention and development of business that gives Pleasant Grove economic vitality.	i. Work closely with local and regional business and economic development agencies and programs.	Ongoing	City Council Planning Commission Economic Development Director	
	D. Support development that is sensitive to the needs of both residential and commercial uses.	i. Ensure the General Plan is reviewed and followed during land use decisions.	Ongoing	City Council Planning Commission	
	2. Provide for the preservation and enhancement of the <u>heritage, character and atmosphere of Pleasant Grove</u> as a progressive and friendly community.	A. Review, update and follow goals and objectives for preserving and developing quality developments in the city.	i. Perform a comprehensive review and update of the General Plan involving public participation at least every five years.	0-5 years	Planning Commission Community Development
			ii. Use, review and update the R/UDAT study and goals regularly.	Ongoing	Planning Commission Community Development



Chapter 1:

Goals	Strategies	Actions	Timing	Agency
<p>2. (cont.) Provide for the preservation and enhancement of the <u>heritage, character and atmosphere of Pleasant Grove</u> as a progressive and friendly community.</p>	<p>B. Support development that is sensitive to the individual needs of both residential and commercial uses and diverse land uses.</p>	<p>i. Review and update the City Land Use Code on a regular basis to provide accuracy and fairness in the management of development projects.</p>	Ongoing	City Council Planning Commission Community Development
		<p>ii. Require strict adherence to development guidelines in the City Land Use Code.</p>	Ongoing	City Council Planning Commission Community Development
		<p>iii. Require as much as possible new development to minimize negative impacts to existing community, utilities and infrastructure.</p>	Ongoing	City Council Planning Commission Community Development
	<p>C. Encourage programs and projects that will enhance the vision and theme of Pleasant Grove as Utah's City of Trees.</p>	<p>i. Establish a City of Trees committee to recommend goals and oversee city programs to promote the vision.</p>	0-2 years	City Council
		<p>ii. Adopt a list of overall community goals to meet the vision of Utah's City of Trees.</p>	0-2 years	City Council Planning Commission Community Development

Chapter 2: Land Use

Key Points:

- Introduction
- Land Use Designations
- Land Use Map
- Commercial Planning Districts
- Planning Principles
- Annexation
- Implementation
- Land Use Goals

Planning for the quality of life and economic vitality of the community.



2.1. INTRODUCTION

The purpose of the Land Use Chapter is to provide planning for the quality of life and economic vitality of the community by 1) showing general land use designations, and 2) establishing land use goals that promote quality and balance in community growth.

2.2. LAND USE DESIGNATIONS

Pleasant Grove City land uses are divided into residential, commercial, and manufacturing categories, as below (see also Exhibit 4, Land Use and Zoning Chart, and Exhibit 5, Pleasant Grove City Land Use Map).

Residential Land Uses

The City's objective is that all residential areas will be developed or improved with an emphasis on creating safe, attractive neighborhoods. They will include adequate open spaces and will be linked to schools, shopping areas, parks and other neighborhoods by landscaped pedestrian ways, bicycle paths, and residential scale streets.



Chapter 2: Land Use

Residential areas with an emphasis on creating safe, attractive neighborhoods.

✚ **Very Low Density Residential** – (Zones included: A-1, R-R, R1-20) The Very Low Density Residential (VLDR) designation is for large-lot, low density estate neighborhoods with single-family homes on individual building lots. Limited agriculture activities are also permitted in some zones. The housing density should not exceed 2 units per acre.

✚ **Low Density Residential** – (Zones included: R1-10, R1-12, R1-15) 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.

✚ **Medium Density Residential** – (Zones included: R1-8, R1-9) The Medium Density Residential (MDR) designation is for typical low density suburban neighborhoods with single-family homes on individual building lots. Typical density will be between 4 to 5 units per acre.

✚ **High Density Residential** – (Zones included: R1-7) The High Density Residential (HDR) designation is for smaller individual home lots. The housing density should not exceed 5 to 6 units per acre.



✚ **Very High Density Residential** – (Zones included: RM-7, R-M, CS-2, Grove-MU) The Very High Density Residential (VHDR) classification is for mixed-used and



Chapter 2: Land Use

multi-family development, with an overall housing density which should not exceed 14 units per acre.

✚ **Mixed Use Village Overlay** – (Zones included: CBD, The Grove Interchange) The Mixed Use Village Overlay (MUV) may be applied for compact, high intensity mixed-use village developments which blend commercial and residential uses, with a minimum of 30 units per acre.

✚ **Planned Residential Development** - (Zones include: -PRD) Provision is made for the establishment of special planned residential development districts, allowing for mixed and special development uses which may vary from zoning regulations, but which will be a desirable asset to the community.

Commercial Land Uses

A broad mix of commercial opportunities is provided for in Pleasant Grove through the various designations and zoning districts. These include provision of general shopping facilities, smaller neighborhood centers, regional community commercial centers and freeway interchange related commercial activities. The intensity of the commercial zone applied will depend on such factors as the nature and location of surrounding uses, and the availability of necessary infrastructure.



✚ **Neighborhood Commercial Uses** (Zones included: C-N) are planned to be located in various areas in the community to provide convenience shopping and easy access to basic services and personal needs for the immediate neighborhood. Building scale and architecture should be complimentary to residential uses and should relate to the lifestyle and character of the surrounding neighborhood.



Chapter 2: Land Use

✚ **General Commercial Uses** (Zones included: CG, CS, CS-2, Grove-CS) are planned through many areas in the southern part of the community, in proximity to arterial roadways and highways, providing for the shopping and service needs of the community.

✚ **Transit-Oriented Commercial Sales Uses** (Zones included: CS(T)) are provided for in the central downtown area near the railroad tracks. Development in this area should focus on planning for future light rail use of the tracks and related commercial opportunities.

✚ **Downtown District Commercial Uses** (Zones included: CBD) are planned to support the economic vitality and revitalization of the historic downtown area.

✚ **Professional Office Uses** (Zones included: PO) are planned to provide areas for professional services in areas adjacent to residential. Building scale and architecture should be complimentary to residential uses and character of the surrounding neighborhood.

✚ **Freeway Interchange Commercial Uses** (Zones included: Grove-INT) are provided to meet community objectives for economic development and regional commercial needs in areas near the Pleasant Grove I-15 Interchange.



Manufacturing Land Uses

(Zones included: M-D, BMP) The Industrial (I) designation is intended to provide for a range of light industrial and manufacturing uses, including clean and less intensive industrial, manufacturing and technological uses, and warehousing. These areas are

envisioned to be quality planned industrial areas and business parks designed to protect the aesthetic and environmental quality of adjacent areas.



Chapter 2: Land Use

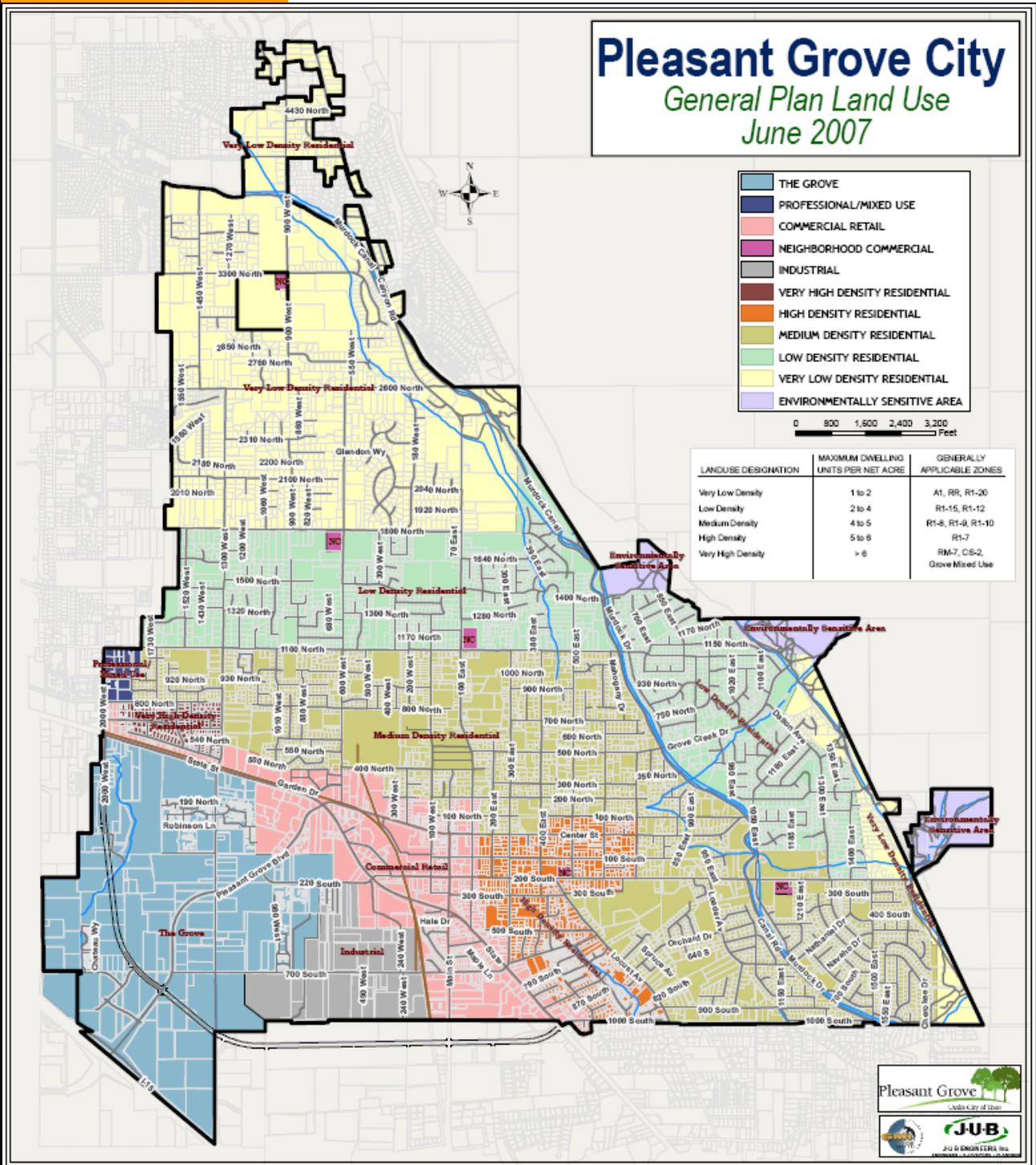
EXHIBIT 4. LAND USE AND ZONING CHART

Land Use Designation	Zones	Typical Density	Policy Intent
Residential			
Very Low Density Residential Uses	A-1 R-R R1-20	< 2 units per acre	Very low density, large lot single-family development with limited agricultural uses
Low Density Residential Uses	R1-10 R1-12 R1-15	3-4 units per acre	Low density, single-family development
Medium Density Residential Uses	R1-8 R1-9	4-5 units per acre	Single-family, medium density development
High Density Residential Uses	R1-7 RM-7 R-M	6-7 units per acre	Single-family, high density residential development on small lots
Very High Density Residential Uses	CS-2 G-MU	7-24 units per acre	Multi-family residential uses
Mixed Use Village	CBD, G-IN	> 30 per acre	Mixed residential / commercial use village
Planned Residential	PRD	--	Planned residential with mixed densities
Commercial			
Commercial Uses	C-N		Smaller neighborhood commercial uses
	CG CS CS-2 G-CS	--	Mixed commercial sales uses and shopping centers
	CS(T)	--	Transit-oriented commercial uses
	CBD	--	Downtown district commercial uses
	PO	--	Professional office commercial uses
	G-IN	--	I -15 interchange related commercial uses
Manufacturing			
Manufacturing Uses	M-D	--	Light manufacturing and commercial uses
	BMP		Planned manufacturing business parks



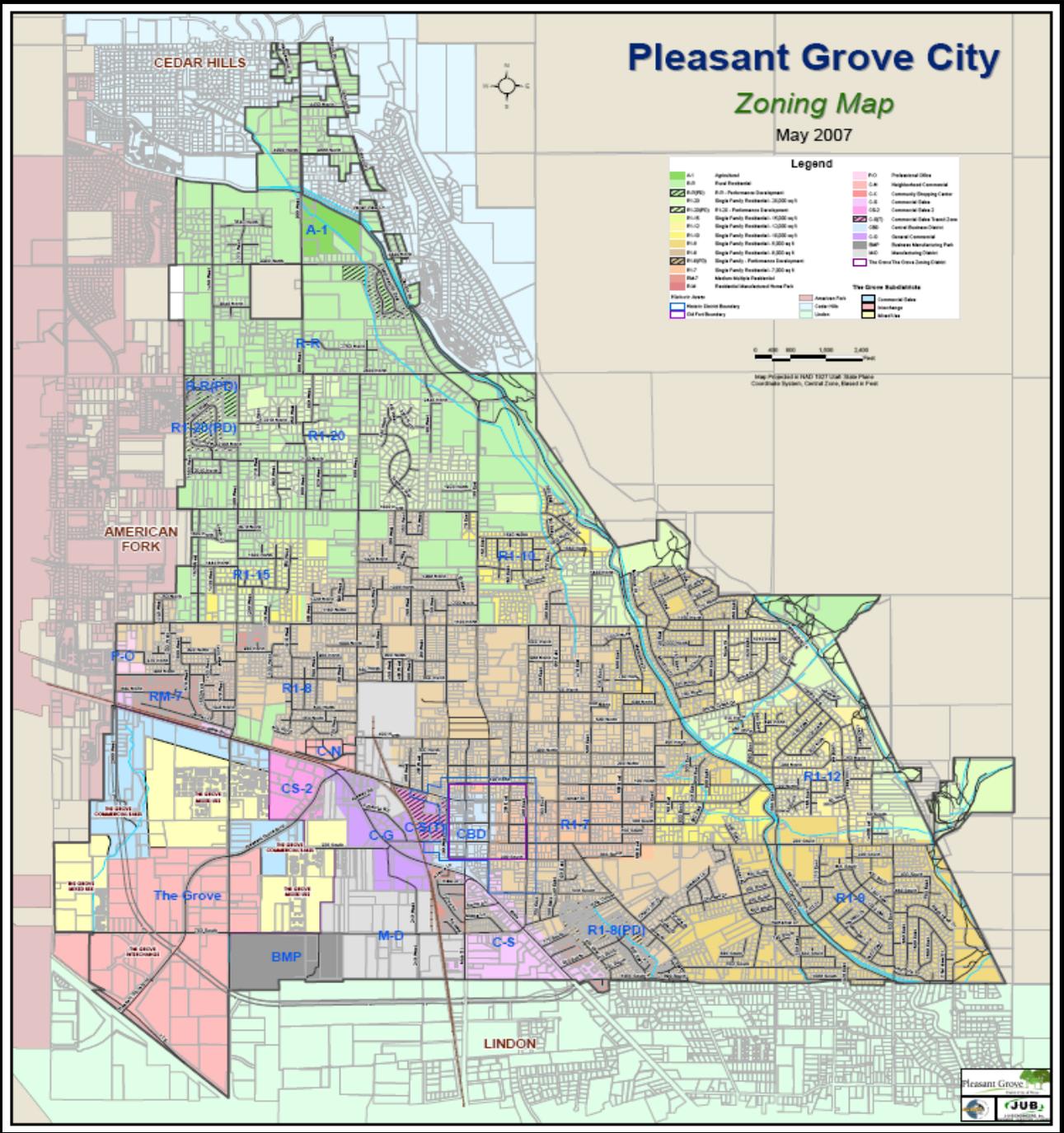
Chapter 2:

EXHIBIT 5. LAND USE MAP



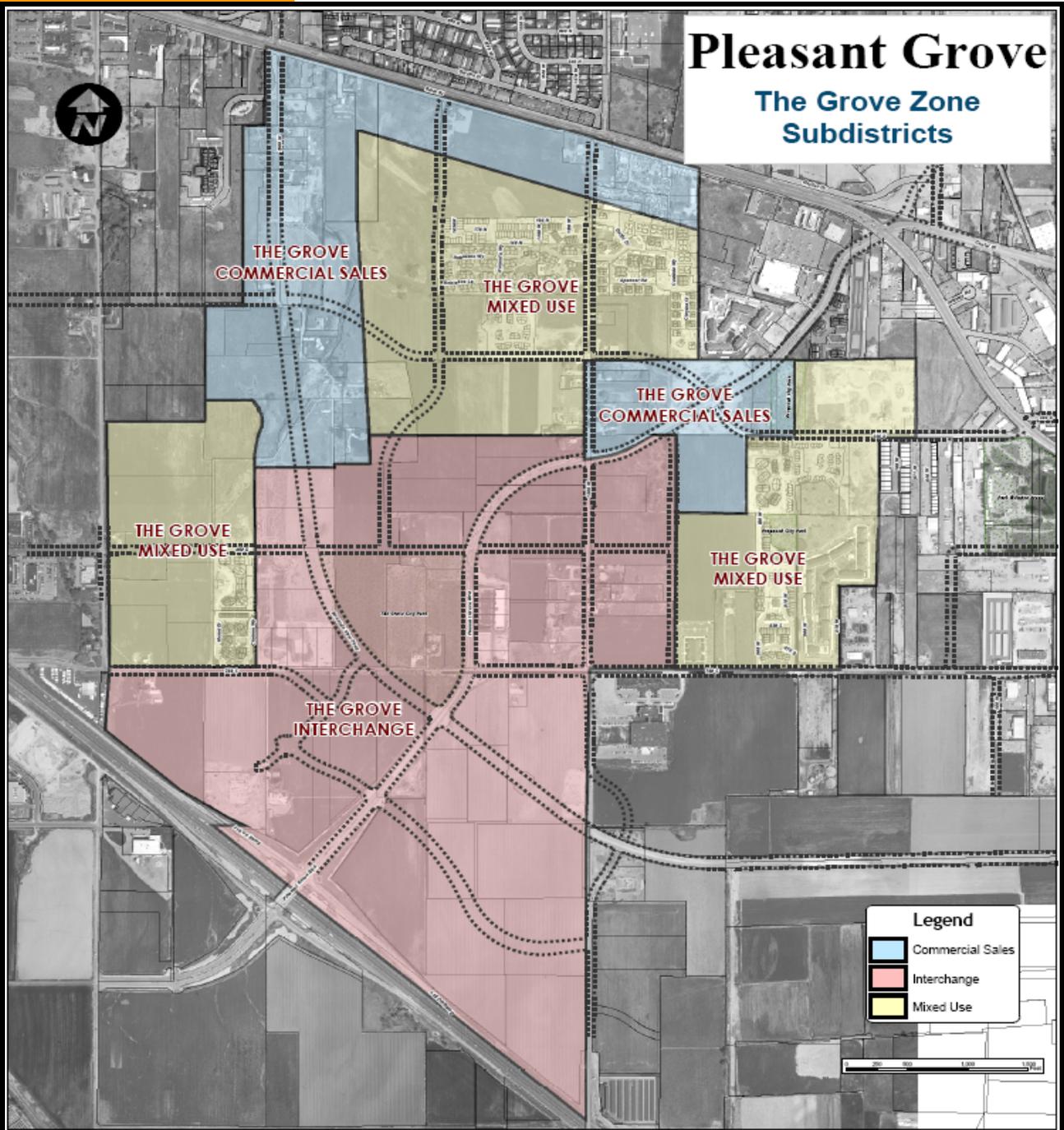
Chapter 2: Land Use

EXHIBIT 6. CURRENT PLEASANT GROVE ZONING MAP



Chapter 2: Land Use

EXHIBIT 7. THE GROVE ZONING DISTRICT MAP





Chapter 2: Land Use

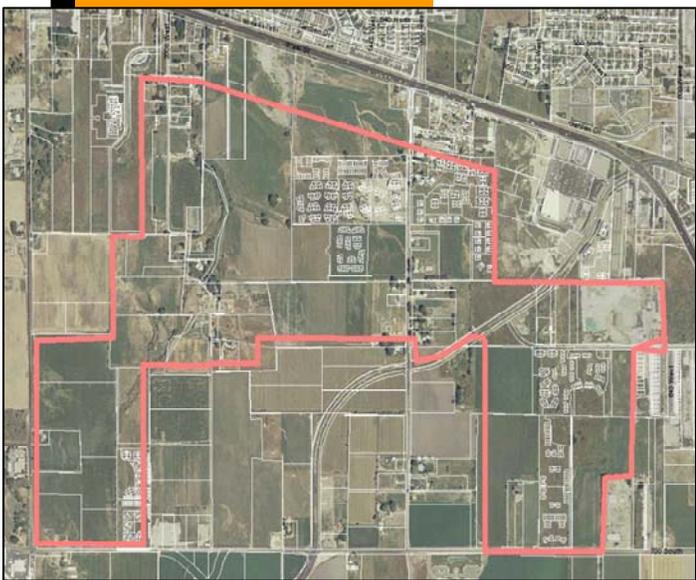


1. The Grove Interchange District

Area / features: The area adjacent to the Pleasant Grove I-15 Interchange zoned for high intensity, regional commercial development.

Objectives:

- Provide for the development of large hotel and convention facilities.
- Promote the development of a regional retail commercial center.
- Provide for professional office uses
- Require high quality architecture and site design.
- Create an attractive gateway from I-15, with a unique signature image for the city.



2. The Grove North District

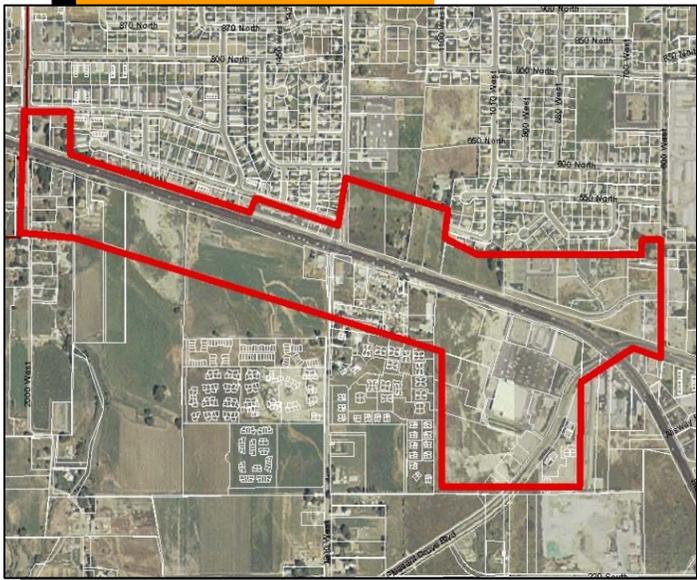
Area / features: Commercial and residential mixed-use zoned areas in the northern portion of The Grove zoning district.

Objectives:

- Create attractive commercial areas utilizing high quality architecture and site design.
- Provide for a mix of land uses including office, retail, civic, and mixed density residential.
- Encourage compact, pedestrian-friendly mixed land development.
- Require sensitive treatment of the blues wetlands and waterways.



Chapter 2: Land Use



3. West State Street District

Area / features: The western end of the State Street (Highway 89) commercial corridor from Pleasant Grove Boulevard to 2000 West Street.

Objectives:

- Provide for a mix of commercial uses including various office, retail, and services developments.
- Provide an area for the commercial and service needs of the community.
- Require high quality architecture and site design.
- Preserve the street's function as a major traffic carrier with uses suited to a high volume roadway.



4. Central State Street District

Area / features: The central or bend area of the State Street (Highway 89) commercial corridor from the railroad tracks to Pleasant Grove Boulevard.

Objectives:

- Provide for the commercial retail and service needs of the community.
- Redevelop the district with a focus on higher end community commercial and professional uses.
- Develop district criteria for quality architecture and site design.
- Provide for uses suited to a high volume roadway.



Chapter 2: Land Use

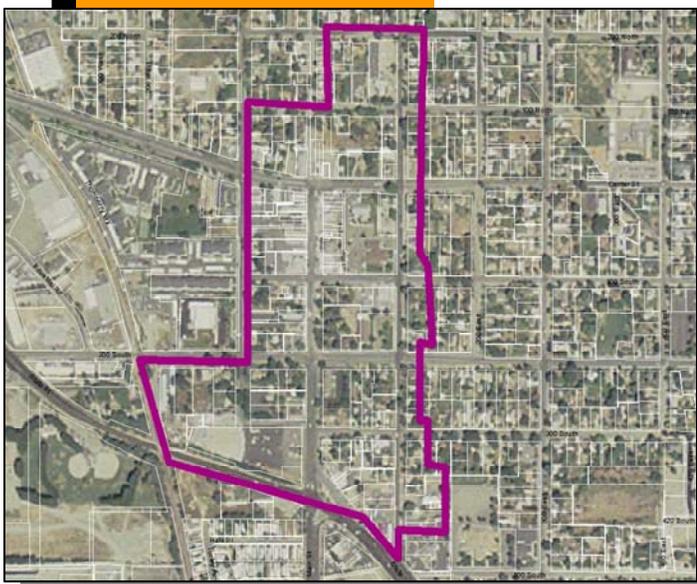


5. Center Street District

Area / features: The Center Street corridor of commercial / mixed uses and adjoining areas between historic downtown (100 West) to 600 West.

Objectives:

- Revitalize district to become a more economically significant connector between downtown and Macey's.
- Redevelop, beautify and improve the corridor and adjoining properties.
- Improve railroad crossings and the intersection at 600 West.
- Provide zoning options for increased commercial and mixed-use activity.



6. Historic Downtown District

Area / features: The area of the original, historic settlement and Old Fort of Pleasant Grove including areas between State Street (Highway 89) and 200 North.

Objectives:

- Provide for a mix of community, commercial and residential uses in a traditional downtown environment.
- Develop an architectural theme consistent with the historic nature of the downtown area.
- Revitalize the district to become economically successful.
- Promote development and civic uses that will enhance the area as the heart of the community.



Chapter 2: Land Use

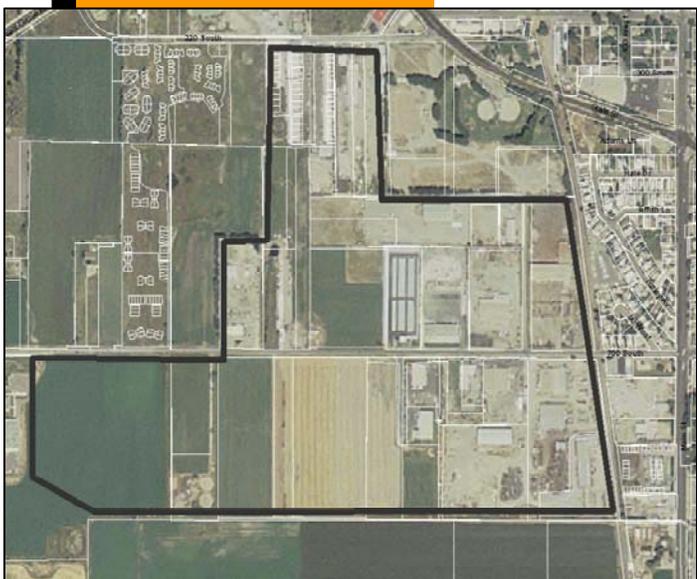


7. South State Street District

Area / features: The southern end of the State Street (Highway 89) commercial corridor from the railroad tracks to 1000 South Street.

Objectives:

- Promote the development of mixed use community shopping centers.
- Provide an area for the commercial and service needs of the community.
- Require high quality architecture and site design.
- Preserve the street's function as a major traffic carrier with uses suited to a high volume roadway.



8. Manufacturing District

Area / features: The area zoned for light manufacturing development west of the railroad tracks and south of 220 South, with 700 South as the main corridor.

Objectives:

- Provide an area for the quality development of light manufacturing.
- Promote economic development to broaden uses and tax base.
- Encourage development of business parks built to high standards of architecture and landscaping.
- Protect and compliment the character of surrounding developments.



Chapter 2: Land Use

2.4. PLANNING PRINCIPLES

The following planning principles have been identified by Pleasant Grove residents through the R/UDAT planning process and the update of this plan as being important to the future growth and development of the community:

Maintaining Balance and Mix

It is the objective of Pleasant Grove City to encourage and provide for proper transitioning between zones and intensity of uses, which should be regulated by the City Land Use Code, the Future Land Use Map and the Pleasant Grove City Annexation Policy Plan. The City also seeks to maintain a healthy balance and mix of land uses within the community, representing the atmosphere of existing development.



Different uses can be mixed to reduce driving and increase the capacity to park once and work, shop, relax and dine. Light commercial, office, retail and hospitality uses can easily be mixed and parking can be shared with careful analysis and planning. Housing can be added above or beside business uses with careful attention to security and parking allocation for added convenience for residents.

Areas for growth have been planned with a balance for all uses, including residential, commercial and manufacturing uses, as demonstrated in Exhibit 5, Pleasant Grove City Future Land Use Map. Future decisions regarding land use and zoning in Pleasant Grove should be guided by this map.

Making Connections

Successful development of growth areas in the community will be based on making connections. The Grove and other growth areas should be connected to the rest of Pleasant Grove by streets and sidewalks, trails, and drainage. These connections are intended to be obvious and orderly.

Chapter 2: Land Use

*Walking
should be safe,
comfortable
and pleasing.*

Buildings are intended to connect to the framework of streets, and thereby, to other neighborhoods and communities.

The grid system should be applied to growth areas intended for residential mixed use which can accommodate a variety of residential block prototypes, depending upon the block size, configuration and location. Opportunities should be provided to mix a variety of housing types within the same block, including single-family detached, single-family attached, townhouses, and condominiums. Key variables which should be considered include:

- Housing types
- Street and alley configurations
- Access approach to for each lot / unit
- Location and design of parking
- Existence, location and design of open space

Pedestrian Experience

Everyone is a pedestrian at some time in their journey from home to store or office. Walking should be safe, comfortable and pleasing. To support and encourage walking, sidewalks should be at least six feet wide (8 to 12 feet at buildings), set back from the travel lanes of the street by at least four feet and regularly sheltered by trees or awnings. Cars should not hang over the sidewalk without a commensurate widening of the paved space.

Building elements at the sidewalk should be both pedestrian oriented and pedestrian scaled. Ground floor facades should have





Chapter 2: Land Use

more texture and relief for visual interest for the passer-by, with a significant ratio of transparent windows or display windows. Entrances should not be more than 75 feet apart and closer spacing is preferred. Very large single-occupancy buildings can be wrapped with smaller tenant spaces to provide this character.

Signage

Signs should be appropriate to the scale of the audience. Signs at the sidewalk should be intimate and at a pedestrian scale, and should be oriented to the visual perspective of passing pedestrians. Signs along streets should be at the eye level of the drivers and at a scale visible at 25 mph; signs along I-15 should be large enough to be seen at 75 mph and a great distance. Only civic, entrance and directional signs should be permitted as off-premises signs.



2.4. ANNEXATION

Annexation is a process by which the boundaries are extended to incorporate additional lands into the City. Residents of a newly annexed area become residents of the City and share in the benefits and responsibilities of the community.

Only a few identified potential annexation areas remain on the north and southwest ends of the community. In most instances, Pleasant Grove City has been successful in making future boundary determinations with neighboring cities so that there is agreement and understanding regarding which city can best serve the unincorporated property, and to which it should be annexed. Some future boundary adjustments may occur between the cities of Cedar Hills and Pleasant Grove.



Chapter 2: Land Use

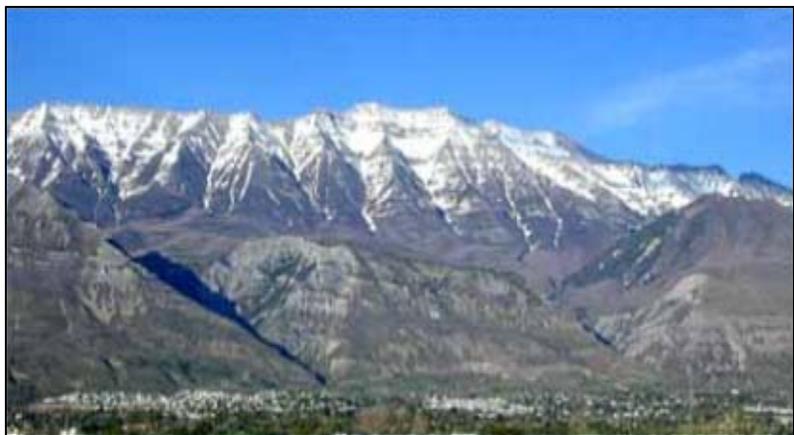
The city is bounded on the east by environmentally sensitive areas.

To the east, the city is bounded by the slopes of the Wasatch Mountain Range, where unincorporated properties have been designated environmentally sensitive areas. Annexation of properties to the east of current city boundaries is not encouraged due to steep grades, slope stability, as well as concerns for natural resources and wildlife areas, and the City's ability to provide services.

The identification of potential annexation lands and annexation policies are outlined in the adopted Annexation Policy Plan (see Appendix C) and the map in Exhibit 8. This plan should be reviewed and updated to include the potential land use designations for annexation areas. The application of the recommended land uses for those properties which seek annexation will allow for well-planned and cohesive growth.

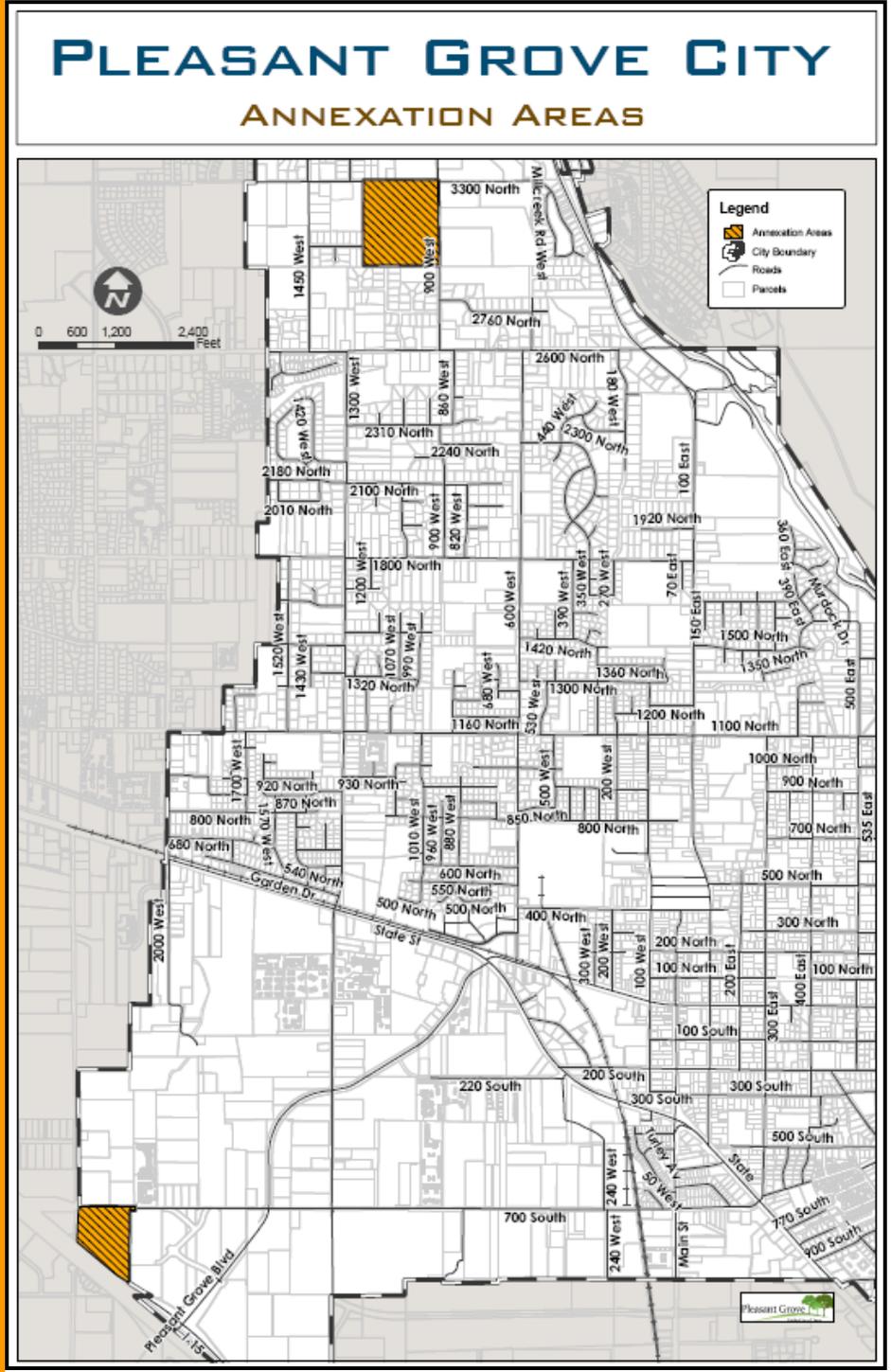
2.5. IMPLEMENTATION

Titles 10 and 11 of the Pleasant Grove City Code contain the zoning and subdivision ordinances which shall implement this chapter. Various other sections of the City Code may also carry out parts of the land use element.



Chapter 2: Land Use

EXHIBIT 8. ANNEXATION AREAS MAP





Chapter 2: Land Use

GOALS

Goals	Strategies	Actions	Timing	Agency
1. Maintain a healthy <u>balance and mix of quality development</u> through future land use decisions.	A. Sustain development standards that ensure attractive and stable residential and non-residential uses.	i. Review and update the City Zoning Code including zoning classifications, land use codes and conditional uses to consolidate and streamline language.	0-5 years	Planning Commission Community Development
	B. Create plans to address needs for quality community growth in various areas.	i. Develop specific, strategic plans for the eight commercial districts.	0-2 years	Economic Development Community Development
		ii. Develop area improvement plans for the twelve residential neighborhoods.	0-5 years	Community Development Neighborhood Committee
C. Continue the current and planned balance and mix of land uses.	i. Follow the spirit and intent of the General Plan when reviewing applications for changes in land use and zoning.	Ongoing	City Council Planning Commission Community Development	
2. Encourage the preservation and development of <u>quality residential neighborhoods.</u>	A. Encourage compatible mixtures of residential densities throughout the city.	i. Maintain the current nature of established single-family residential areas, while providing for a mix of multi-family uses in various locations in the city.	Ongoing	City Council Planning Commission
		ii. Review and plan for desired quality development in the Very Low Density Residential and Agricultural land use areas.	0-2 years	Planning Commission Community Development



Chapter 2:

Goals	Strategies	Actions	Timing	Agency
3. Promote an <u>attractive, stable and sustainable</u> environment throughout the city.	A. Establish appropriate goals and zoning requirements that will benefit the environment of the community.	i. Review, update and promote urban forestry goals to support the theme of Utah's City of Trees throughout the city.	Ongoing	City Council Planning Commission Community Development Leisure Services
		ii. Review and update zoning requirements for providing quality development and good community connections.	0-5 years	Planning Commission Community Development
		iii. Review and update zoning requirements for signage.	0-2 years	Planning Commission Community Development

Chapter 3: Community Design

Key Points:

- Introduction
- Downtown
Redevelopment
- Downtown
Design Elements
- Historic
Preservation
- Streetscapes and
Beautification
- Urban Forestry
Plan
- Community
Design Goals



3.1 INTRODUCTION

One of the key principles of planning and geography is that people are tied to their physical environment. While the physical environment of city can include parks and open space, a major part of the physical environment in a city is the design of the built community. The application of effective design principles can improve the visual and functional relationship that people have with their surroundings. This chapter will focus on objectives towards the visual design of the community.

3.2 DOWNTOWN REDEVELOPMENT

Why Downtown Is Important

Downtown is important to Pleasant Grove for numerous reasons, as follows:

- Downtown is where the community's history began with the establishment of the fort and pioneer settlements during the mid-nineteenth century.



Chapter 3: Community Design

- Downtown is the heartbeat of Pleasant Grove. It is the place where people gather, speeches are given, where parades are held, and where visitors are taken.
- Downtown is Pleasant Grove's best opportunity to retain a sense of community character and identity.
- Downtown revitalization is a fiscally conservative endeavor in regards to existing infrastructure and the ability through higher density to service more businesses and residents per linear foot than in lower density suburban areas.
- A healthy and vibrant downtown contributes to the community's overall quality of life.



R/UDAT Study

Pleasant Grove City was selected to be part of the American Institute of Architects' (AIA) Regional/Urban Design Assistance team (R/UDAT) program. In January of 2006, the R/UDAT team studied and analyzed the Pleasant Grove community and prepared a study of their findings. While the study analyzed the whole city, an entire chapter was devoted to analyzing the current situation in the downtown area of Pleasant Grove. Since the R/UDAT study (see Appendix B, "R/UDAT Pleasant Grove: Past, Pleasant and Future") has high relevance to the General Plan, and especially this chapter,

many excerpts of verbiage, illustrations, and photos, including recommendations for goals are adopted herein as part of the General Plan.

Key planning principles suggested by R/UDAT that relate directly to Pleasant Grove's downtown redevelopment goals include:



Chapter 3: Community Design



1. Organization: Create an entity whose sole mission is the revitalization of Downtown Pleasant Grove and utilize the National Main Street Center's Four-Point Approach: organization, design, economic restructuring, and marketing and promotion.
2. Diverse but Compatible Uses: Create a rich mixture of uses, including retail, entertainment, services, offices, housing, and civic uses. However, avoid uses that are incompatible with the scale and qualities of Downtown Pleasant Grove.
3. Preservation and New Development: Preserve and rehabilitate contributing historic buildings, redevelop inadequate non-contributing buildings, and develop new infill development on vacant sites.
4. Civic and Cultural Hub: Maintain and strengthen Downtown as Pleasant Grove's civic hub. Provide new facilities, such as an arts center, and improve/redevelop existing facilities, such as the Library, City Hall and Downtown Park.
5. Balancing Pedestrians and Vehicles: Maintain and enhance the pedestrian friendly qualities of Downtown Pleasant Grove while accommodating access and parking for vehicles.
6. Incremental Implementation and Phasing: There are no quick fixes or magic bullets. Successful revitalization is an organic process that occurs in numerous small incremental steps. Similarly, downtown strategies must be carefully sequenced over time.
7. The Grove Wealth-Sharing: Reinvest a portion of the tax revenues that will be generated in the Grove zone into the Downtown.



Chapter 3: Community Design

The Future Civic Center

As suggested in principle #4 above, Pleasant Grove City plans to redevelop the civic buildings located downtown into a larger, more complete community Civic Center, including a new City Hall, Library, and Arts Center, to be designed in conjunction with improved existing facilities, such as the old Recreation Center and the Downtown Park.



To accomplish the construction of the new Civic Center, the City is pursuing various funding options and will prepare a feasibility / functions analysis. Although the actual design and layout of the new Civic Center is yet to be determined, the illustrations prepared by R/UDAT, as shown below provided a foundation for the vision.

The R/UDAT study points out that civic and cultural uses are critical components to an economically viable downtown. Consequently, it is critical that the existing civic and cultural uses remain in Downtown Pleasant Grove, and it would be valuable for new ones to develop there.

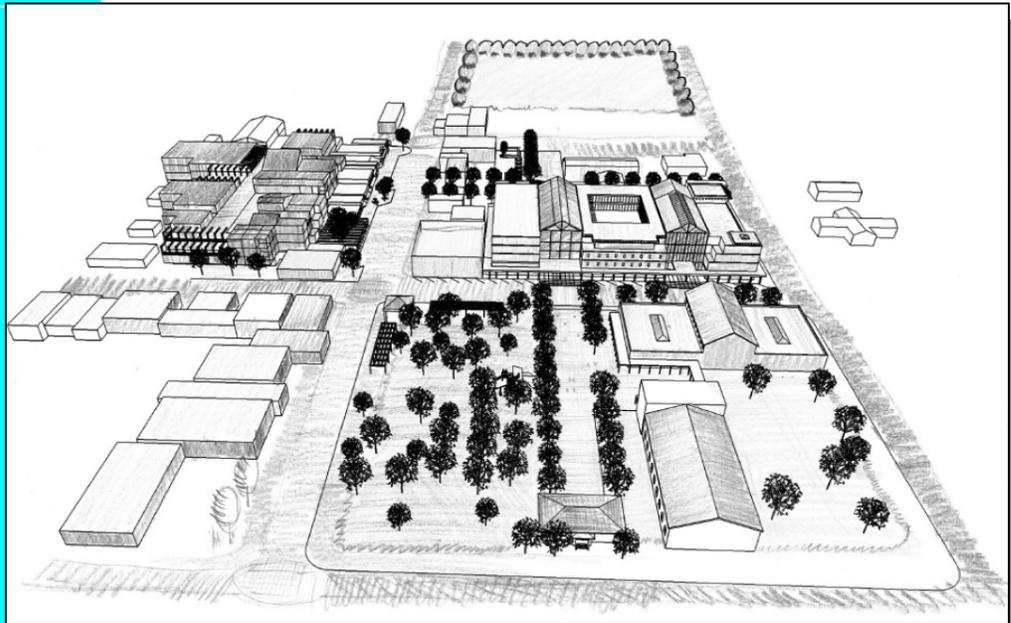
Two exceptions to this principle are the City's existing police and fire stations, which are less beneficial to the Downtown economy and could be relocated. With respect to cultural activities, special events are particularly important, as people that rarely frequent Downtown can go there and have a positive experience, perhaps returning at some point later for shopping and dining.

Note: *Plans for Downtown Pleasant Grove are further discussed in Section 4.4, Downtown Revitalization.*

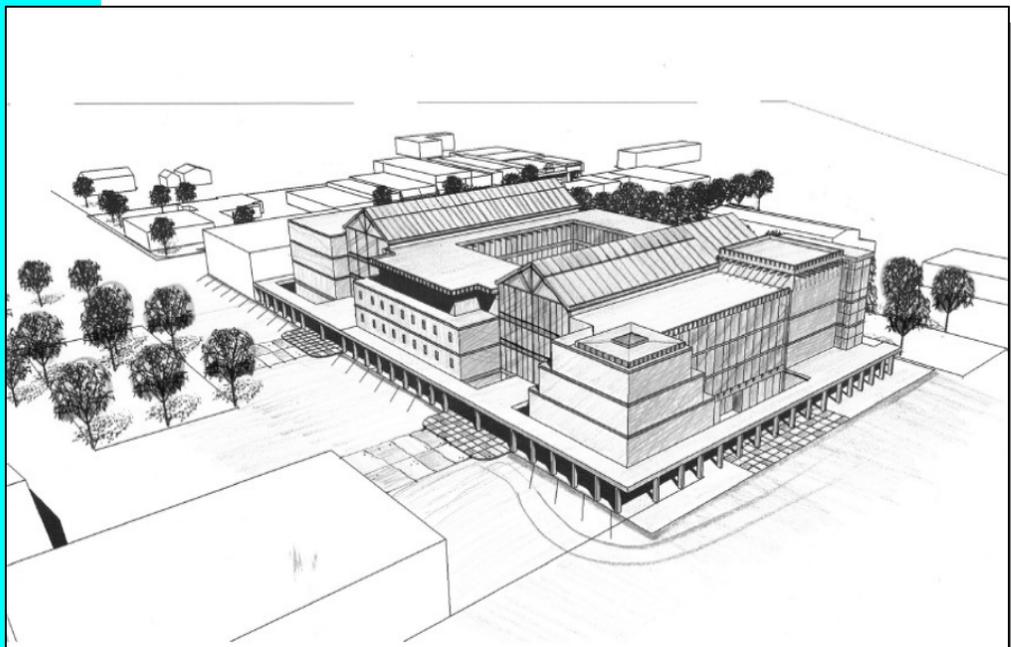
Chapter 3:
Community
Design

EXHIBIT 8. DOWNTOWN CIVIC CENTER CONCEPTS

Bird's eye
overview
looking north
over Downtown
core



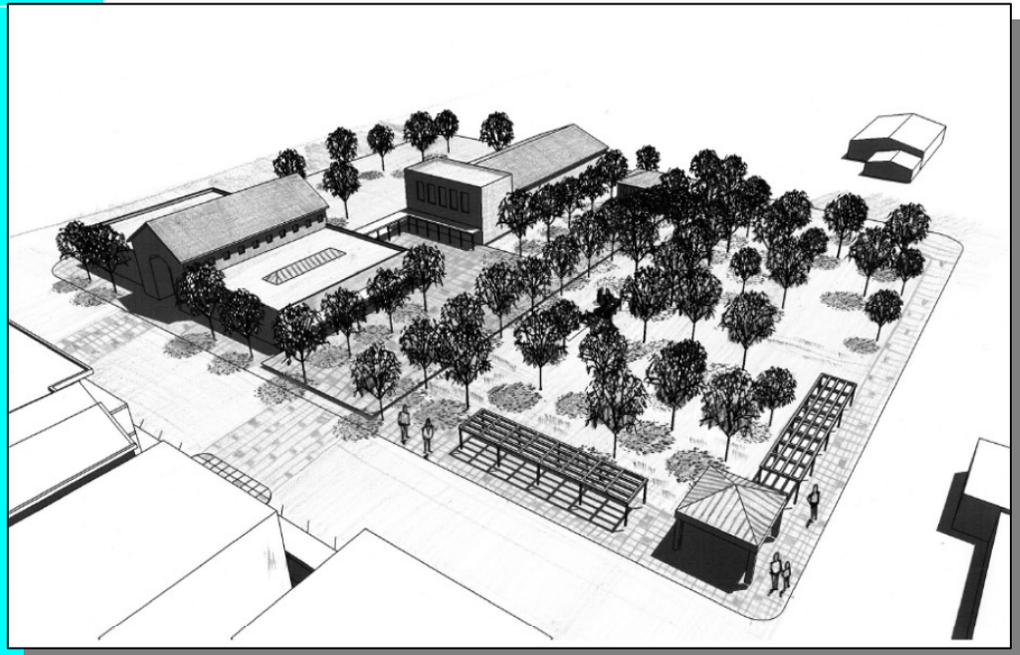
View looking
northwest at
combined City
Hall, Civic
Center and
Library



Chapter 3:
Community
Design

EXHIBIT 8. DOWNTOWN CIVIC CENTER CONCEPTS (cont.)

Looking
southeast over
Downtown Park
with a new art
center and
performance
plaza



3.3. DOWNTOWN DESIGN ELEMENTS

Balancing Pedestrians & Vehicles

One of the competitive advantages for downtowns, relative to other commercial and mixed-use areas, is their pedestrian friendliness. Pedestrian friendly environments are not merely safe from vehicular traffic, but they also provide convenience by establishing a fine-grained system of interconnected streets, they are enlivened by interesting storefronts, and they are made safe by evening lighting. Although pedestrians should be given a high priority, vehicles must be able to navigate downtown, and sufficient parking must be conveniently located.



Chapter 3: Community Design

Buildings and landscaping should contribute to the physical definition of thoroughfares as civic places.

Welcome Monuments

Good community design includes monument signs and features to help better identify points of entry,



places or buildings of historical significance, and smaller directional signs to help direct travelers and visitors alike to key areas of the City. Opportunities for Pleasant Grove to expand its visibility include:

- Work with the Federal Highway Administration to design and install cultural signs on I-15 directing travelers to Historic Pleasant Grove.
- Create new gateway signs and monuments at the entrances to Pleasant Grove on Pleasant Grove Boulevard and State Street/US Highway 89 to help visitors and others know that they are now entering (or leaving) the city.
- Create a new monument sign and public sculpture at the intersection of Pleasant Grove Boulevard and State Street, directing visitors to Downtown. The monument could be constructed out of traditional soft rock.
- Create new, smaller directional signs at the intersections of Main Street and Center Street, Main Street and State Street and 100 East and 100 South directing travelers to Downtown.

The Block and the Building

Recommended design concepts for the downtown environment include the following:

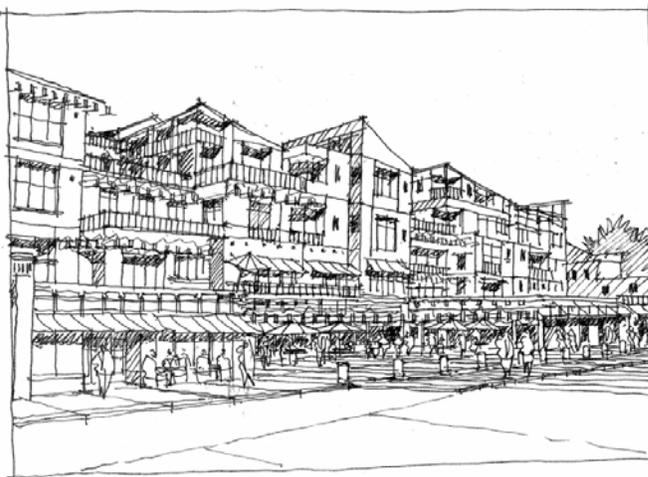
- Buildings and landscaping should contribute to the physical definition of thoroughfares as civic places. Development should adequately accommodate



Chapter 3: Community Design

automobiles while respecting the pedestrian and the spatial form of public space.

- The design of streets and buildings should reinforce safe environments, but not at the expense of accessibility.
- Architecture and landscape design should grow from the climate, topography, history, and building practices of Pleasant Grove and Utah County. Buildings should provide their inhabitants with a clear sense of their place, geography and climate through energy efficient methods and local building materials.
- Civic Buildings and public gathering places should be provided locations that reinforce community identity and support local self-governance. Civic Buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.



- The preservation and renewal of historic buildings should be facilitated to affirm the continuity and evolution of society.
- The use of graphics should be incorporated into the City Code in order to achieve the harmonious and orderly evolution of Pleasant Grove.

Underground Utilities

Burying utility lines is becoming increasingly more common, and it is the City's objective to require this for new developments. In addition, a plan needs to be put in place to gradually replace the existing overhead utilities. Freeing the streets of overhead utility lines will greatly soften the look of the streets and will allow for trees to be planted without interfering with overhead lines.



Chapter 3: Community Design

The City has published a booklet that identifies 72 historic sites within walking distance of downtown.



Dark Sky Regulations

The night sky is a natural resource that is disappearing as communities grow and prosper. But the children and grandchildren of Pleasant Grove need not lose the opportunity to view stars and constellations. Pleasant Grove can sustain dark skies in the community through the appropriate use of lighting. City Code requirements should be updated to reflect the need to preserve the community's night skies.

3.4. HISTORIC PRESERVATION

Pleasant Grove's rich heritage, including its beginning as a military fort, should be kept in the forefront of Downtown's identity. Downtown also has numerous older buildings, several of which are architecturally significant and considered contributing structures that should be preserved, while some are not. A total of fourteen contributing buildings were identified within the four-block core of Downtown by a field survey conducted by the R/UDAT team. Stronger protections are needed for those contributing buildings that are still structurally viable for restoration, while redevelopment should be encouraged on other Downtown sites.

Included in the booklet is a list of all the buildings in Pleasant Grove that are on the National Register of Historic Places and all the buildings built before 1896 that are not on the National Registry List or part of the Walking Tour.

The group charged with overseeing the preservation of historic architecture and historic sites in Pleasant Grove is the Historic Preservation Commission. Established by the City in 1997, the Historic Preservation Commission has been given the following responsibilities:



Chapter 3: Community Design

With Pleasant Grove's identity being Utah's City of Trees, the City should plan for the need for additional trees along many city transportation corridors.

- To survey and inventory community historic resources,
- To review applications for certificates of appropriateness,
- To provide advice and information to City and other Governmental officials,
- To support enforcement of State Historic Preservation law, and
- To provide complete documentation of historic structures which are subject to redevelopment.

3.5. STREETSAPES AND BEAUTIFICATION

In recent community-wide workshops residents of Pleasant Grove were asked to list some examples where they felt Pleasant Grove could improve. City streets were listed as a major concern in every workshop that was held. Concerns included the need for road improvements, better sidewalks, pedestrian safety and beautification of the streetscape.

Streetscape beautification will not only improve the look, feel, and safety of Pleasant Grove it will create a more family oriented, cohesive community. Successful streetscape projects create a balance between vehicle traffic and the residents. They will meet the requirements for access and traffic flows while ensuring that the human element of Pleasant Grove is not neglected. Potential solutions include beautifying city streets through the implementation of an urban forestry plan, requiring utilities to be installed underground and improving city signage.

The objective to increase pedestrian safety along street corridors can be met through the opportunity to beautify and





Chapter 3: Community Design

An example of how trees can improve the design of a street.

give relief to Pleasant Grove's street corridors. Landscaped planter areas or park strips act as a buffer between the pedestrians and bicyclists and the vehicle movement on the street. Park strips should be implemented into the City's standard street right-of-way designs. This would include a minimum 4-foot wide strip between the top/back of curb and the sidewalk. The width can be increased depending on the size and type of tree chosen to be planted there.

The City currently requires the abutting property owner to be responsible for installing the landscaping covering the park strip area, with the City reserving responsibility for the purchase, installation, and maintenance of the trees for the planter area. With Pleasant Grove's identity being *Utah's City of Trees*, the City should plan for the need for additional trees along many city transportation corridors. Updated zoning code sections should be adopted regarding requirements for tree planting and maintenance responsibilities.

3.6. URBAN FORESTRY PLAN

It is the objective of Pleasant Grove City to prepare and adopt an Urban Forestry Plan through the Beautification Committee and Leisure Services Department that showcases Pleasant Grove as *Utah's City of Trees*. Trees and foliage serve important functions in the community, including providing an aesthetically pleasing buffer between the residents and the harsher urban environment, mitigating air pollution, and acting as a traffic calming device.





Chapter 3: Community Design

A key feature of the future Urban Forestry Plan will be a Tree Planting Plan. This plan will ensure that trees continue to be the symbol of Pleasant Grove. Elements expected to be included in the Tree Planting Plan are:



- Encouraging the use of planter strips, including amending the current street right of way standards.
- Outlining recommended widths and heights of mature trees.
- Providing guidelines to prevent obstruction of sidewalks, streets, intersections, and existing overhead utility lines.
- Providing guidelines for installation of plants and trees with minimum size and number at planting.

- Providing instructions for the care and maintenance of trees in the urban landscape, including pruning and fertilization of plants.
- Creating a list that outlines the possible varieties of trees allowed for use in the city.



Chapter 3: Community Design

GOALS

Goals	Strategies	Actions	Timing	Agency
1. Promote a design for downtown Pleasant Grove that is <u>visually pleasing and enhances its unique and historic atmosphere.</u>	A. Develop and adopt Downtown Design Guidelines for new projects and redevelopment.	i. Recognize and interpret the original military fort that served as the very beginning of downtown Pleasant Grove.	0-2 years	Planning Commission Community Development
		ii. Strengthen and clarify existing design standards for new development in the downtown area.	0-2 years	Planning Commission Community Development
	B. Plan for the needs and effective use of downtown community facilities.	i. Build a new civic center combining city hall, library and an arts center to better accommodate current and future needs.	0-2 years	Economic Development Community Development
		ii. Promote and maximize the use of the Pioneer Museum and Pioneer Park structures.	0-5 years	Community Development Neighborhood Committee
		iii. Retain and enhance the existing Community Center.	Ongoing	Leisure Services
	C. Develop a plan for efficient downtown parking.	i. Adopt standards which increase the efficiency of on-street parking.	0-2 years	City Council Planning Commission, Community Development
		ii. Increase the capacity and user-friendliness of off-street parking.	0-5 years	City Council Planning Commission Community Development



Chapter 3:

Goals	Strategies	Actions	Timing	Agency
1. (cont.) Promote a design for downtown Pleasant Grove that is <u>visually pleasing and enhances its unique and historic atmosphere.</u>	D. Plan for the effective use of downtown roadways.	i. Maintain the existing downtown inter-connected street network for pedestrian accessibility and efficient vehicular traffic.	Ongoing	City Council Planning Commission Community Development
		ii. Plan and install streetscaping along Center Street.	0-5 years	Community Development Public Works
		iii. Adopt code to prohibit the addition of new driveways on streets within the core of downtown.	0-2 years	City Council Planning Commission Community Development
2. Encourage the <u>preservation of historic structures and elements</u> in the city.	A. Prepare an updated plan and goals for community historic preservation.	i. Adopt standards which will strengthen protections for historic buildings.	0-2 years	City Council Planning Commission Community Development
		ii. Encourage the rehabilitation and adaptive reuse of historic buildings where appropriate.	Ongoing	City Council Community Development
		iii. Continue the identification, marking, and restoration of historic landmarks.	Ongoing	Historical Preservation Commission
		iv. Continue to support the Historical Preservation Commission.	Ongoing	City Council Community Development
3. Encourage <u>orderly and beautiful residential areas</u> throughout the city.	A. Continue strong enforcement of residential zoning ordinance requirements.	i. Utilize members of the Neighborhood Committees and other volunteers in identifying and enforcing zoning issues.	Ongoing	Police Department Zoning Code Enforcement Neighborhood Committees



Chapter 3:

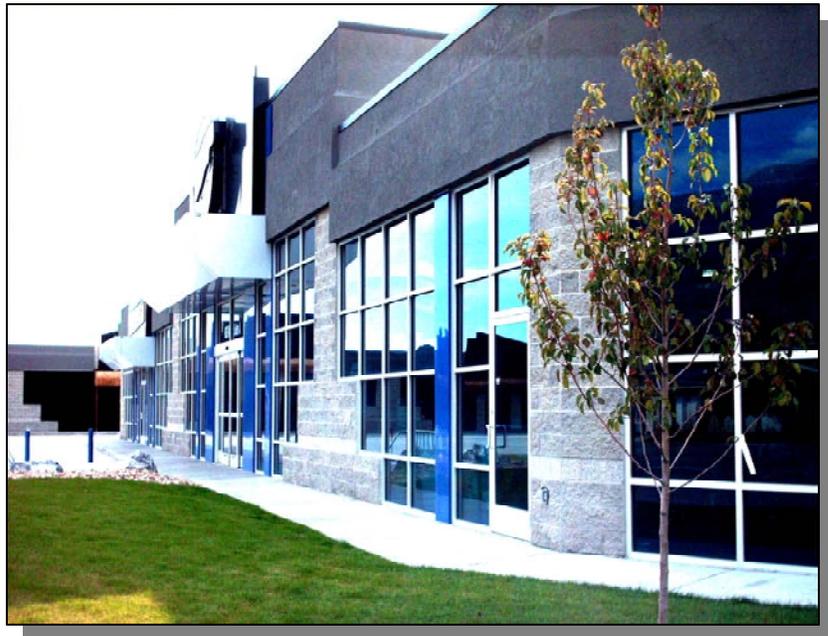
Goals	Strategies	Actions	Timing	Agency
3. (cont.) Encourage orderly and beautiful residential areas throughout the city.	B. Encourage neighborhood beautification through the maintenance of properties.	i. Utilize programs such as the Yard-of-the-Month award.	Ongoing	Leisure Services Beautification Committee
		ii. Encourage participation on the citizen beautification committee and beautification events.	Ongoing	Leisure Services Beautification Committee
4. Provide for the beautification of Pleasant Grove city streets to meet the vision of Utah's City of Trees.	A. Develop a city Urban Forestry Plan for street tree planting and other aspects of beautifying the city.	i. Define, identify, and beautify the major entrances to the community including the placement of new, eye-appealing signs designating these entrances.	0-5 years	Planning Commission Community Development Leisure Services
		ii. Identify and plan selected major streets of the city to become boulevards having curbs, planting strips, trees and sidewalks on both sides of these streets.	0-5 years	Planning Commission Community Development Leisure Services

Chapter 4: Economics

Key Points:

- Introduction
- Economic Factors
- Economic Development
- Spotting Trends
- Exploring Technology
- Downtown Revitalization
- Community Image
- Economic Goals

Economic development can generate a new tax base which helps keep property taxes low while at the same time provide revenues to fund improvements.



4.1 INTRODUCTION

Pursuing and maintaining a healthy economy is a top priority of Pleasant Grove's leadership. City officials realize that quality economic growth is linked to the creation of quality jobs, a benefit to present and future generations. It is also understood that economic development can generate a new tax base which helps keep property taxes low while at the same time provide increased tax revenues to fund improvements in City, County, and school district services.

The City also recognizes the importance of supporting existing employers and commercial taxpayers and encouraging their growth within Pleasant Grove as a means of sustaining the economic base of the community. Studies show that most new job creations in communities are a result of the growth of existing businesses.

Chapter 4: Economics

Pleasant Grove's overall job base is expected to increase in relation to most area cities because of a high number of quality business sites.

4.2 ECONOMIC FACTORS

Unique Pleasant Grove Advantages

Since the opening of exit 275 on Interstate 15, several new commercial areas have opened up for development. Another factor is that many surrounding cities in Salt Lake and Utah County's have very few prime commercial spaces remaining for sale and lease. Another relative advantage which Pleasant Grove enjoys is that it is directly in the path of two converging and fast growing metropolitan areas.

Employment

Currently, the Pleasant Grove community has approximately 5,100 jobs. The City accounts for approximately 24% of North Utah County's total jobs. Pleasant Grove's share of Utah County's overall job base is expected to increase in relation to most major cities on the Wasatch Front because the City has a relatively higher number of quality business sites.

Wages

The total wages paid in Utah County, according to the Utah Department of Workforce Services, was \$4.5 million, in 2006. This represents 13% of the total wages paid in Utah County. During the next decade it is expected that total wages in Pleasant Grove's business centers will increase relative to neighboring major cities because of high quality jobs which are expected to come to various office centers which are being planned. This is expected to be especially true in the Grove area of the City.

There are other factors which





Chapter 4: Economics

Sales tax revenues provide about two-thirds of the City's general fund revenues.

will put upward pressure on wages throughout Utah. Those forces include Utah's relatively low median wage (82% of the national average). Because of tight labor conditions in the Western US and especially in fast-growing areas such as the Wasatch Front, economists expect that there will be a correction which will drive wages higher.

Sales Revenue

Utah County produces 14% of the gross taxable sales in the State, according to the Utah State Tax Commission. The gross taxable sales for Utah County grew by 15% between 2000 and 2004.

In 2006, Pleasant Grove enjoyed an increase of 19.3% for taxable retail sales. Gains are attributed to new neighborhood retail centers being created. It is expected that additional new shopping areas will continue to develop along Pleasant Grove's arterials and collector streets. New sales tax revenues are an important part of the City's revenue base as they provide about two-thirds of the general fund revenues.

4.3. ECONOMIC DEVELOPMENT

The City's economic development office is presently focused upon four initiatives. They are:

1. The Grove - 800 acres of prime commercial land at the intersection of Interstate 15 and Pleasant Grove Boulevard. The area is master planned to include a convention center with related commercial centers accommodating hotels, restaurants, and entertainment centers. The Grove is also Master Planned to attract such economic developments including a Class A office park, a research park, and a lifestyle mall.





Chapter 4: Economics

Pleasant Grove is uniquely positioned between two rapidly growing urban areas.

2. Downtown - Consists of approximately 350 acres of mature sites which presently accommodate retail and office businesses. In addition, there are civic buildings, historic sites, and public gathering places.
3. State Street - The City's main collector road extends approximately 4.5 miles. During the past several years developments coming to this key commercial corridor have included quality retail and professional services. Since adoption of the R/UDAT framework plan in early 2006, new developments have demonstrated greater commitment to attractive masonry finishes and landscaped setbacks.
4. Citywide - The fourth economic development initiative is urban renewal of pocket areas throughout the City's commercial and industrial areas. Projects such as Thornberry, Sam White Lane, and the City's former water treatment facilities, and other pocket areas throughout the community appear to be positioned for upgrades to higher and better uses.

Emerging Trends

Within Two Paths of Growth - The first trend has already been mentioned but it is such a key element that it bears repeating in this context. It is that Pleasant Grove is uniquely positioned between two rapidly growing urban areas. This presents both a challenge and an opportunity. The opportunity is that Pleasant Grove is fast becoming the center of population in Utah County. It is also becoming the center of the County's work force. The population within a 20-mile radius presently exceeds one million people. The challenge faced by

leadership in Pleasant Grove is to continue to provide land use policies and regulation which preserve the quality of





Chapter 4: Economics

environment desired by the citizens while at the same time accommodating quality growth.

Occupancy Rates Improving - Another trend is that occupancy rates for quality office space are continually improving. Cap rates for office investors are reaching twelve year highs. Rental rates are following that trend. Commercial real estate brokers agree that Pleasant Grove is especially fortunate to have a relatively high number quality commercial sites with freeway visibility and easy access. A likely benefit of Pleasant Grove being in that enviable position is that new developments are likely to attract high paying jobs creating disposable incomes which will in turn attract quality retail and professional services, a convenience for local citizens, and a revenue enhancement to provide improved City services.



Flex-Space in Vogue - A new trend is appearing and evidence of its success in Pleasant Grove is the ForestLine flex-space development on 700 South. Flex-space is defined as mini-warehouse with offices in the front and loading docks in the rear. ForestLine spaces have been committed to be filled faster than the buildings are able to be built. This phenomenon has caught the attention of developers throughout the West who are scouting about in the City to find sites on which to build additional flex-space parks.

Mixed-use Trend - Success of the Gateway project in Salt Lake and Midtown Village in Orem have created investor confidence in this new lifestyle. Developers and investors are casting about in search of future sites. Pleasant Grove has an abundance of appropriate sites for such projects. Typically a mixed-use project consists of a first floor of high quality retail, a floor or two of Class A offices and 5-6 floors of residential which appeals to a demographic segment of the economy identified by the nick-name of DINK's (Double Income, No Kids). Developments of this type tend to attract households with high disposable incomes and a propensity to spend. This translates into growing new retail and professional service businesses, greater convenience for



Chapter 4: Economics

It is Pleasant Grove's objective to encourage the location of high-tech jobs .

Pleasant Grove residents, and new revenue streams to provide improved City services for the entire community.

Exploring Technology Opportunities

Both Brigham Young University and Utah Valley University offer strong curricula in technology. Because of a high concentration of University-trained individuals, opportunities to create new businesses through the transfer of technology are perhaps greater in Utah Valley than anywhere else in Utah.

It is Pleasant Grove's objective to encourage the location of high-tech jobs, which will require packaging sites and master planning for technology parks. Zoning, transportation, and utility services are key elements which the City can provide so that developers can "build it so they will come."

The City should assist by providing the proper environment and also in providing encouragement to bring these ideas forward. The construction of physical spaces called "incubators" should be encouraged which foster new businesses by offering some of the following services:

- Sharing of board room space with tenants which are located within the incubator.
- Providing similar services for non-tenants who participate in incubators without walls.
- Reducing the risk of business failure by building a support group of professionals such as lawyers, accountants and public relations specialists which offer initial services to prospective and new entrepreneurs on a pro-bono basis.
- Providing a library of ready access information to assist new businesses with venture and seed capital, Small Business Administration loans, Small Business Innovation, etc.

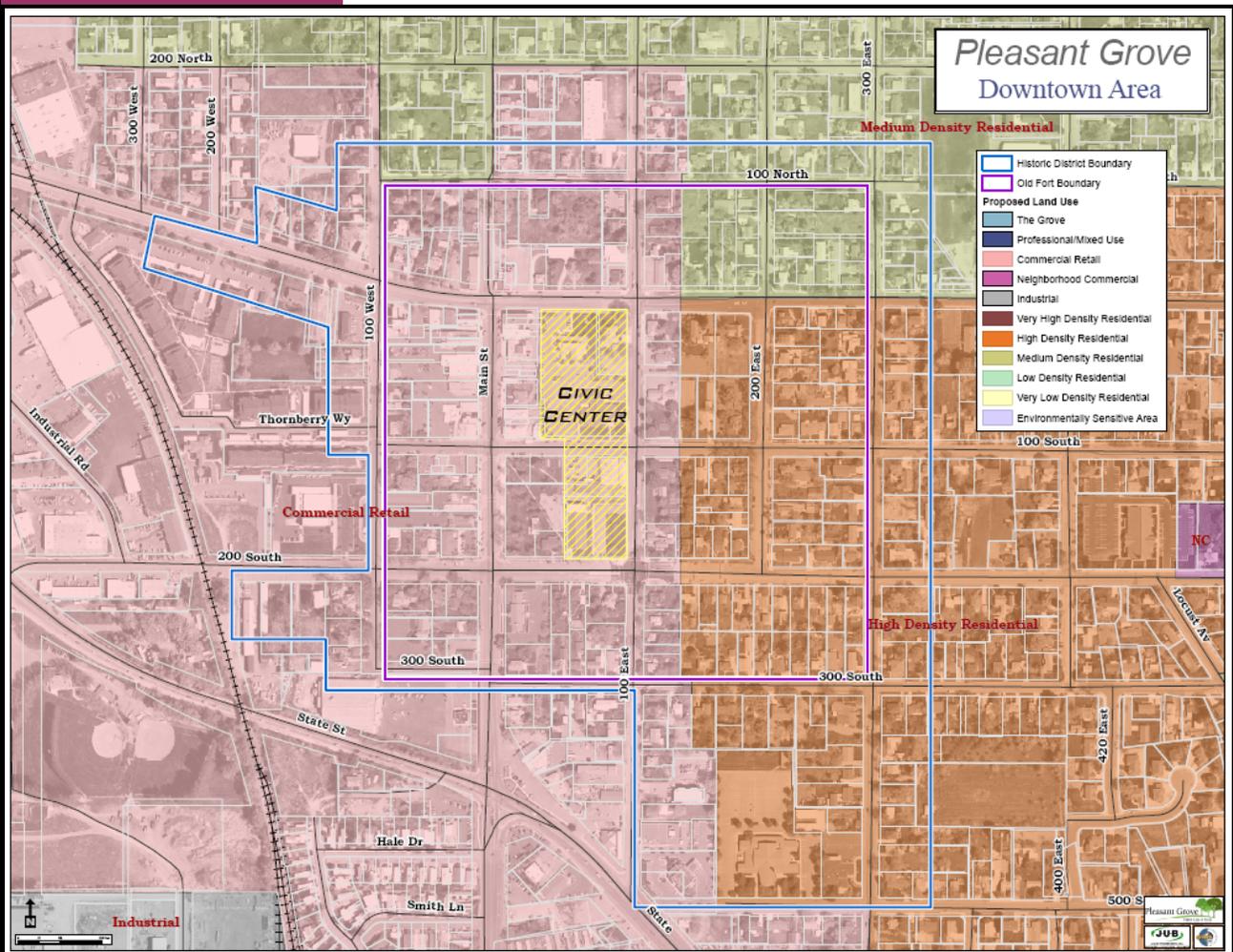


Chapter 4: Economics

4.4. DOWNTOWN REVITALIZATION

Throughout the U.S. there are literally hundreds of examples of downtown revitalization projects which have been successful. The common thread in each of the following cases is the formation of a special-purpose office which is dedicated to revitalization of downtown. Such programs are organized typically under statutes which enable creation of Business Improvement Districts (BIDs).

EXHIBIT 11. DOWNTOWN AREA





Chapter 4: Economics

Downtown Strategic Plan

To meet the objectives of revitalizing downtown, a strategic downtown revitalization plan should be prepared and followed. This plan should become a vital appendix to this chapter. To implement the plan, the establishment of a broad-based local group which is charged with aggressively championing Downtown as its singular mission must occur. The revitalization of Downtown Pleasant Grove must become a high priority for the community.



Several concepts have been suggested through the Plan update process that can serve to make downtown Pleasant Grove more viable

and should be included in the strategic plan. They include:

- Attraction of a new major anchor at the head or foot of downtown. A mixed-use project similar to Salt Lake's Gateway Center or Orem's Midtown Village would bring new disposable incomes downtown and attract the attention of additional prospective investors.
- Civic Center expansion and development, including a new City Hall, Police Station, Library, and Arts Center.
- Attraction of new retail and commercial business.
- Historic preservation of significant structures.
- Downtown redevelopment of older areas.
- More special events held in the downtown area.

Special Events

Organizing and promoting downtown business activity can be accomplished in many ways, including holding special events such as farmer's markets, art festivals and other street fairs. Special events can be effective in drawing more attention to downtown businesses.





Chapter 4: Economics

Strong quality of life factors in Pleasant Grove should be emphasized:

- *Clean, safe and beautiful environment*
- *Utah's City of Trees*
- *Family-friendly community*
- *Great recreational facilities and programs*
- *Excellent special events*
- *Quality living*

4.5. COMMUNITY IMAGE

Good community image can have positive long term economic benefits for a city. Promotions should focus on the community as a great place to live, work and play. Pleasant Grove should be shown as a community which offers opportunities and services in all areas of life. Strong quality of life factors existing in Pleasant Grove should be emphasized, such as a clean, safe and a beautiful suburban environment with emphasis on the slogan *Utah's City of Trees*, a family-friendly community, great recreation facilities and programs, excellent special events, and quality living.

Beautification efforts along State Street (Highway 89), in the downtown area, at community entryways and throughout the community, as described in Chapter 3, will have significant impact on improving the community image. New residents, including both work force and retirement-aged people, will be attracted to looking at making Pleasant Grove their home. More travelers will see Pleasant Grove as a nice destination and possible future home rather than a place they pass by. More companies will look to Pleasant Grove as an attractive community in which to do business.





Chapter 4: Economics

GOALS

Goals	Strategies	Actions	Timing	Agency
1. Seek <u>positive economic development</u> in the community.	A. Prepare strategic plans for economic development in the eight commercial districts.	i. Pursue efforts to attract new business and industry that can offer new jobs and diversified economic vitality, including offices, high-technology and retail.	Ongoing	City Council City Admin. Economic Development Director
		ii. Encourage the expansion of existing businesses.	Ongoing	City Council City Admin. Economic Development Director
	B. Prepare and follow goals and policies for the economic development of the overall community.	i. Enhance and develop community events and recreational tourism opportunities.	Ongoing	City Admin. Economic Development Director Leisure Services
		ii. Cooperate with state and regional economic development agencies.	Ongoing	City Council City Admin. Economic Development Director
		iii. Support the synergy of continued development related to the Hammons Hotel and Convention Center.	Ongoing	City Council City Admin. Economic Development Director
		iv. Maintain and improve the community's image.	Ongoing	City Council City Admin. Economic Development Director



Chapter 4:

Goals	Strategies	Actions	Timing	Agency
2. Establish programs and procedures to <u>revitalize downtown.</u>	A. Create an entity whose sole mission is the revitalization of downtown Pleasant Grove.	i. Join the State Main Street program to benefit from its technical support and resources.	0-2 years	City Admin. Economic Development Director
		ii. Develop a strategic Downtown Revitalization Plan.	0-2 years	City Council City Admin. Economic Development Director Community Development
	B. Promote a rich mixture of uses downtown, including retail, entertainment, services, offices, housing, and civic uses.	i. Conduct a thorough market analysis to project demand levels, pricing, business mix, and potential build-out for a wide variety of uses.	0-5 years	Economic Development Director
		ii. Prepare a marketing package to attract businesses.	0-5 years	Economic Development Director
		iii. Proactively retain and assist expansion of existing downtown businesses.	Ongoing	City Council City Admin. Economic Development Director
		iv. Promote and support destination businesses, such as local theatre, boutique shops, and cultural attractions.	Ongoing	City Council City Admin. Economic Development Director
		v. Amend the Zoning Ordinance to permit desirable uses and prohibit those that have a negative impact.	0-2 years	City Council Planning Commission Community Development



Chapter 4:

Goals	Strategies	Actions	Timing	Agency
2. (cont.) Establish programs and procedures to revitalize downtown.	C. Establish a small business incubator in the downtown	i. Provide technical support, clerical support, shared meeting space, and discounted rents.	Ongoing	City Admin. Economic Development Director
		ii. Encourage graduating businesses to relocate downtown.	Ongoing	City Admin. Economic Development Director
	D. Generate substantially more housing than currently exists downtown.	i. Adopt City Code which permits high density multiple family housing development downtown.	0-2 years	City Council Planning Commission Community Development
	E. Develop a community arts center to house the activities of the arts commission.	i. Develop a new structure or gathering place in or near the park for outdoor events (concert series, plays, etc.).	0-5 years	City Council City Admin. Leisure Services
	F. Reinvest a portion of the tax revenues that will be generated in The Grove area into downtown.	i. Identify and adopt list of priority projects to be assisted through reinvested tax revenues.	0-2 years	City Council City Admin. Economic Development Director



Chapter 5: Transportation

Key Points:

- Introduction
- Transportation Master Plan
- City Streets Map
- Growth Factors
- Safety
- Improvement of Streets
- Street Types
- A Walkable Community
- City Trails Map
- Transportation Goals

*The movements
of goods and people
from where they are,
to where they
want to be.*



5.1. INTRODUCTION

The transportation and circulation system of any community can be considered the framework of that community. The City's goal is to have a good transportation system that provides quality circulation, regulates traffic appropriately, and that has vision for future growth. Another definition of *Transportation* is "the movements of goods and people from where they are, to where they want to be".

To have social and economic activities function efficiently, there must be an efficient, well-planned transportation system. This chapter addresses this objective and other transportation related goals for the City to achieve.

5.2. TRANSPORTATION MASTER PLAN

The City adopted a Transportation Master Plan in 2001 which acts as a vital appendix to this chapter (see Appendix D, Transportation Master Plan). The chief objective of this plan is to provide and plan for a safe, convenient and efficient system



Chapter 5: Transportation

of transporting people and goods to, from and throughout the community. An update of this plan should be done within the next couple of years, and updated regularly.

Elements of the Pleasant Grove City Transportation Master Plan include planning for the flow of traffic on and the use of city streets. Components of the updated plan should include:

- 1) Policies which foster a safe and effective street system,
- 2) Classification of streets according to their intended function and recommended right-of-way sections,
- 3) Street design standard guidelines,
- 4) Identification of areas where street improvements and new roadways are needed,
- 5) Identification of future needs based on projected growth and traffic generation, and
- 6) Provide for effective planning and use of mass transit in Pleasant Grove.



5.3. GROWTH FACTORS

Pleasant Grove, like many cities in the region, is struggling with the effects of ever-growing traffic on its local and major streets. Due to well traveled highways, which run through and beside Pleasant Grove, citizens are provided with convenience, but are also beset by the increasing traffic speed and congestion, creating challenges for children, pedestrians and bicyclists in many areas.

The following projects are planned to offer relief to these growth



Chapter 5: Transportation



concerns in several areas:

- 1) Reconstruction of the State Street railroad overpass.
- 2) Widening of State Street throughout the city.
- 3) Widening and reconstruction of I-15.
- 4) Connection of 2000 West to Pleasant Grove Boulevard.
- 5) Commuter rail service through Utah Valley, with a station near Pleasant Grove.
- 6) Future light rail service through downtown Pleasant Grove.
- 7) Various street improvements throughout the city.

The City has a long-standing policy which encourages good connectivity of local streets, with the goal to provide drivers, bicyclists and pedestrians with a number of choices and paths to reach destinations. With a careful redefinition and expansion of street types and standards, Pleasant Grove can increase safety, expand choice, and provide an identity without sacrificing the City's policy of having good connectivity for all travelers.

5.4. SAFETY

In preparing the update to the General Plan, several neighborhood meetings were held to gain a local perspective on the needs or wants regarding transportation in the City. Residents expressed concern with how safe it is to walk or ride a bike in the City, and that the desired image for Pleasant Grove is to be a safe and delightful place to live and raise a family.

Studies have shown that fatal car-pedestrian accidents increase exponentially with the speed of the car, which

The desired image for Pleasant Grove is to be a safe and delightful place to live and raise a family.



Chapter 5: Transportation

provides reasoning for keeping speed limits in Pleasant Grove reasonably low. This is especially important, because the population of Pleasant Grove City is predominantly made up of families with children under the age of 18 (62%).

Greater efforts can be made to increase the safety of the City's residential streets. This can be done by providing sidewalks where there are none, and redesigning the standard right-of-ways to include park-strip areas to help remove the sidewalk further from the street, as recommended by the R/UDAT study (see Appendix B, "R/UDAT Pleasant Grove: Past, Pleasant and Future"). Such measures will also help in beautifying the city's street corridors.



Traffic on local shopping streets, like Main Street downtown, should be kept to no more than 20 mph as studies have shown that at slow speeds, drivers can safely see and understand retail signs with time to decide to stop and shop. Traffic speeds can be better regulated through careful street design.

5.5. IMPROVEMENT OF STREETS

It is the objective of the City to have safe and beautiful streets and roadways throughout the city. Many streets are currently in need of improvement. Streets most heavily traveled need immediate attention, including 100 East (a State Road), 600 West, 1300 West, as well as several others.

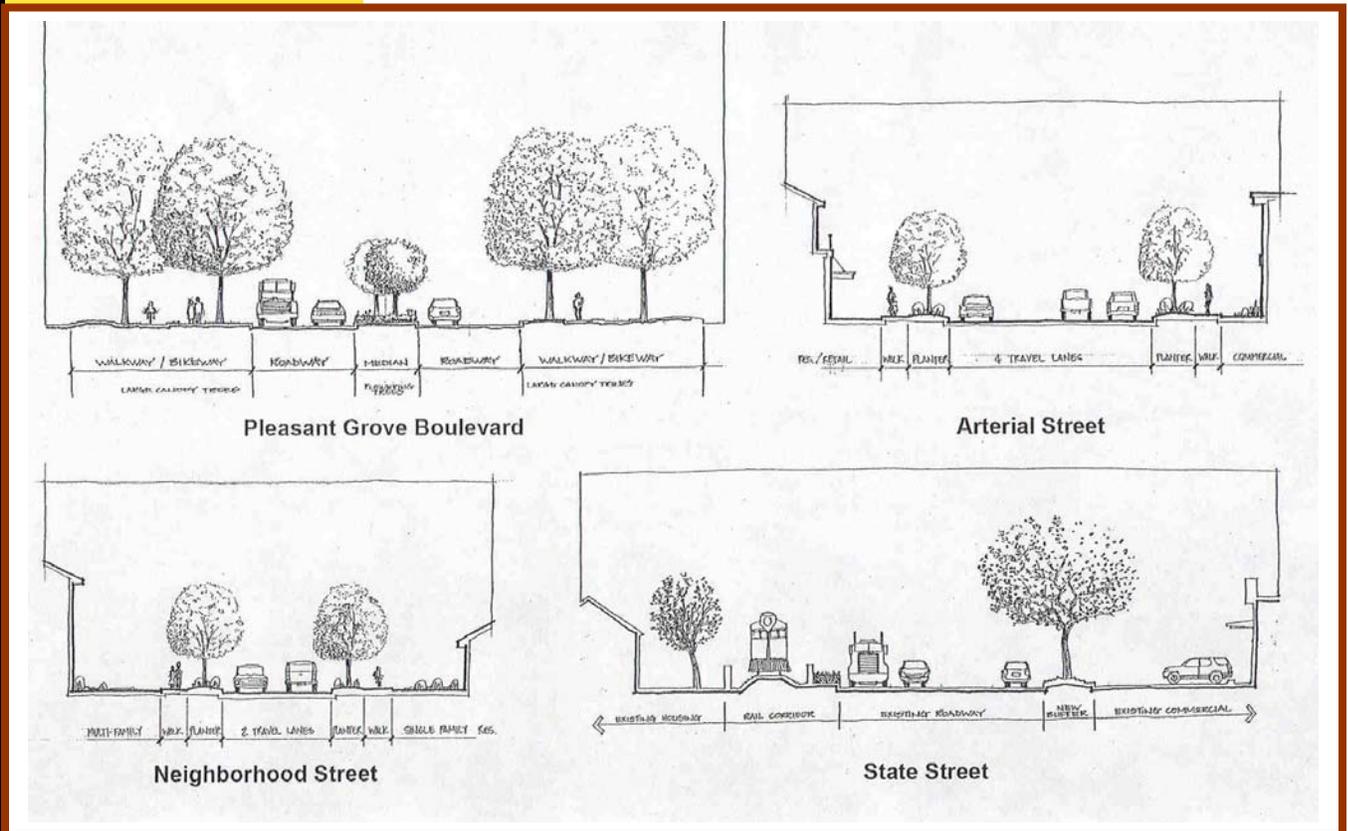
The Public Works Department has proposed an aggressive Street Overlay Plan (see Appendix E), which projects to improve many streets within the next fifteen (15) years.

Chapter 5: Transportation

5.6. STREET TYPES AND FUNCTIONALITY

In review of the City's overall transportation capabilities, and the need to address the objectives and issues mentioned within this chapter, the specific design of the street right-of-ways becomes significant. As indicated in the previous sections, there needs to be consideration given to growth and demand on City streets, safety, beautification, and connectivity. Street designs should be reviewed and modified to allow for planter strips within the street right-of-way. The following are recommended street types as provided through the R/UDAT study:

EXHIBIT 12. PLEASANT GROVE STREET TYPES





Chapter 5: Transportation

There needs to be consideration given to growth and demand on City streets, safety, beautification, and connectivity.

Highway: State Street (US Highway 89) is designated as a regional highway. Currently, there are plans to widen State Street through Pleasant Grove and through neighboring cities. Appropriate speed limits on this corridor range from 45 to 55 mph. The actual right of way width is to be determined by the Utah Department of Transportation (UDOT).

Boulevard: Pleasant Grove Boulevard should be expanded to be a traditional, landscaped and tree-lined boulevard as part of the key entry experience for visitors and residents of the city entering from I-15. Speed on the main thoroughfare can be up to 45 mph.

Avenue: Center Street, from Pleasant Grove Boulevard to 100 East should be re-defined as a traditional avenue, lined with wide sidewalks and trees. Speed should be kept to no more than 35 mph.

Street: Secondary streets should be designed to carefully match the desired speed of traffic. Overly wide lanes and carriageways encourage drivers to drive faster, increasing the risk to children, the elderly and other pedestrians. Speed should be kept to no more than 25 mph.

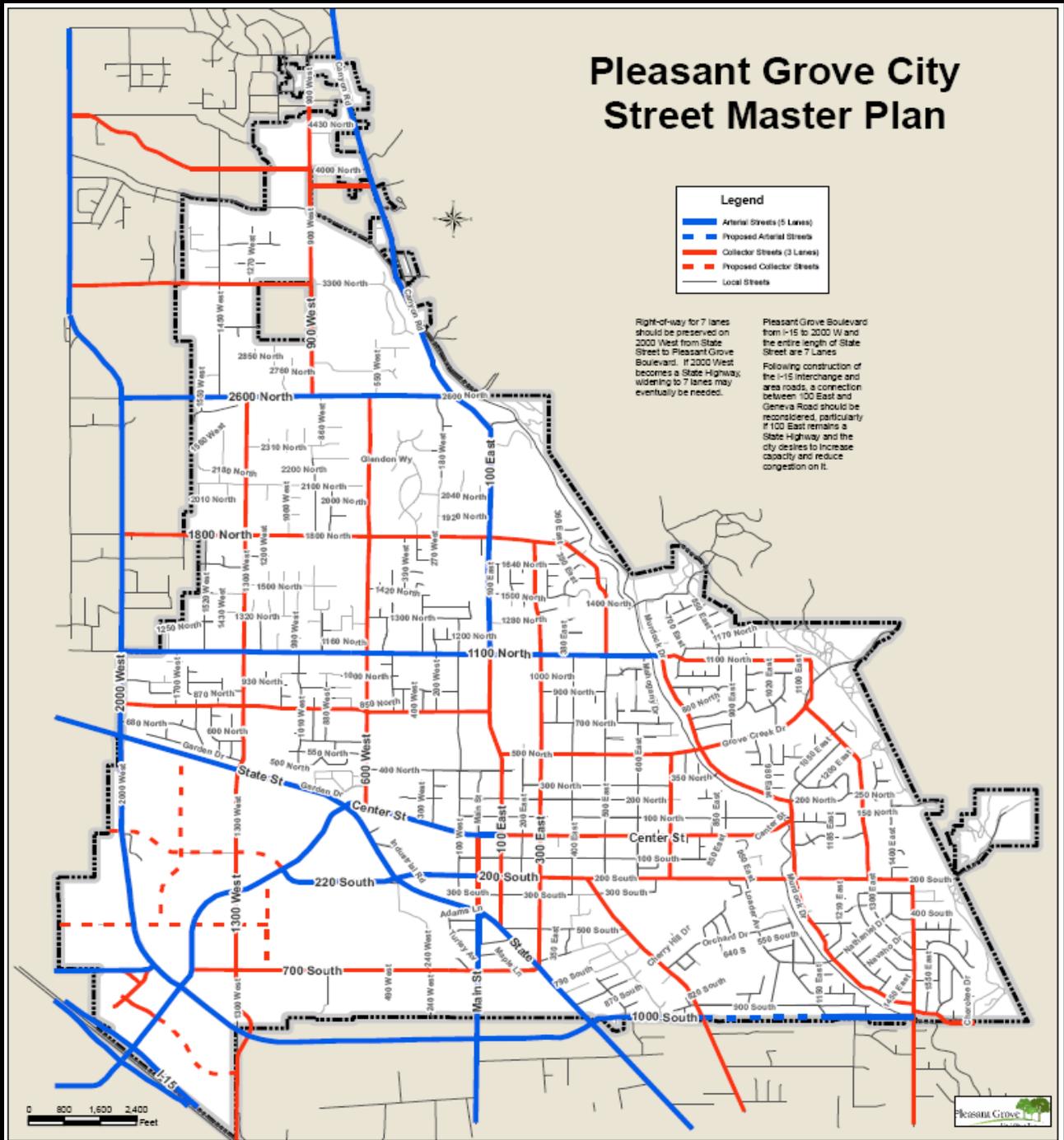
For a review of the functionality of current and planned Pleasant Grove City streets, see Exhibit 13, Streets Master Plan Map.





Chapter 5: Transportation

EXHIBIT 13. STREETS MASTER PLAN MAP





Chapter 5: Transportation

The heart of a walkable community is the design of pedestrian oriented streets and buildings.

5.7. A WALKABLE COMMUNITY

Creating a walkable community is a key strategy in the City's effort to achieving quality growth. Pleasant Grove City is experiencing a new surge of growth, which involves a mix of all major elements of a community such as, all types of residential, commercial, professional office, industrial, and civic. Because of this growth, the creation of a walkable community becomes more important, to help interconnect the various growth elements in the community.

The heart of a walkable community is the design of pedestrian-oriented streets and buildings. Such design is rooted in the history of human communities because they give residents a sense of community and convenience. However, Pleasant Grove faces some challenges in creating a walkable community. The City will need to look at incorporating some of the elements of traditional as well as modern day planning, in order to create a more walkable community.

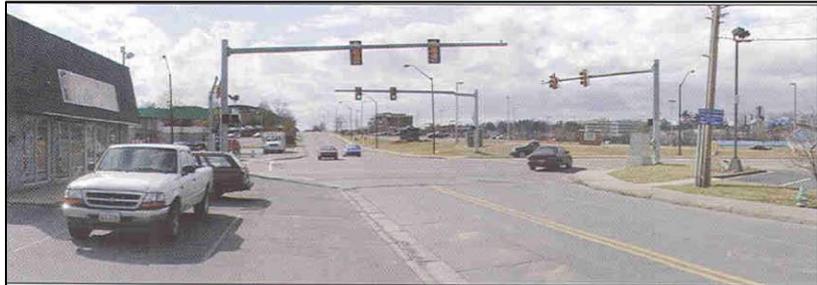
Pleasant Grove can still achieve a traditional design with some of the multi-family residential communities, but the real challenge is how to connect the single-family residential core of the City (north and east of State Street) to the commercial / retail centers of the City, including The Grove, State Street, and the Downtown Central Business District.

With the proper implementation of trails, bicycle lanes, and future alternative modes of transit, residents will be able to safely and efficiently travel to the commercial, retail, entertainment, and historical attractions of the City. Even though the bulk of the City's residential population is located away from these attractions and the City has not been designed as a traditional walkable community, with good future planning, and with the installation of transit systems, the City can achieve an inter-connectivity of elements without sacrificing the purpose and character of each element.



Chapter 5: Transportation

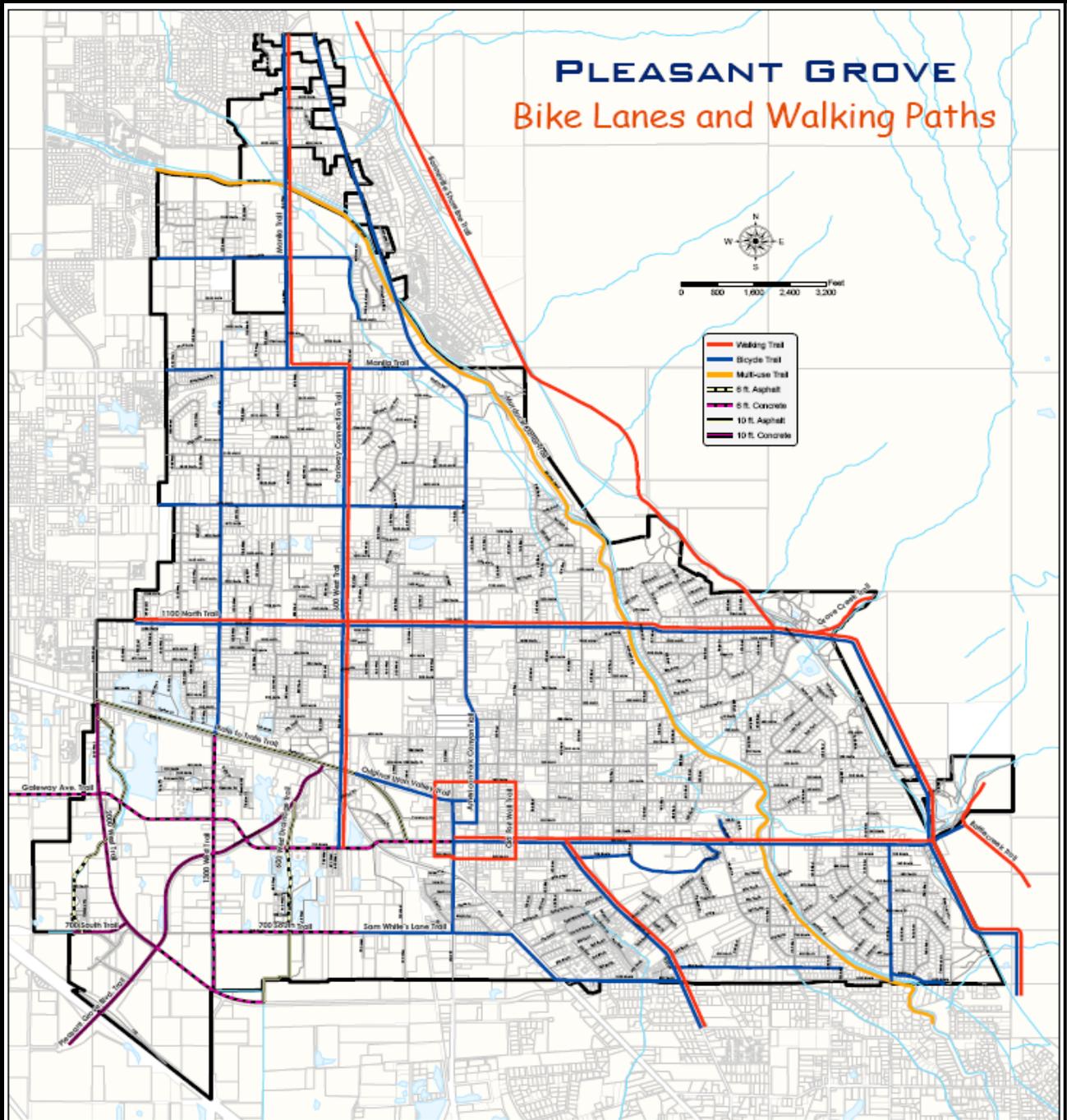
The City can still implement a walkable concept that promotes a more pleasing and safe experience by integrating walkable goals and standards into all future designs for the development of The Grove, the downtown area and other commercial centers. The objective to create a walkable community is a smart growth planning principle recommended by both R/UDAT and Envision Utah studies.



An example of how a street can be made walkable.

Chapter 5: Transportation

EXHIBIT 14. BIKE LANES AND WALKING PATHS MAP



Chapter 5: Transportation

GOALS

Goals	Strategies	Actions	Timing	Agency
1. Plan sufficiently for the future needs of <u>community wide transportation systems</u> .	A. Prepare an update of the City's Transportation Master Plan.	i. Involve the local, regional and state agency participation in developing the goals of the plan.	0-2 years	City Admin. Community Development Public Works
2. Provide for effective <u>connections and community use of mass transit systems</u> in and near Pleasant Grove.	A. Develop a long range mass transit plan for Pleasant Grove in coordination with UTA and other agencies.	i. Plan for transit connections to a commuter rail station near the Pleasant Grove I-15 freeway interchange.	0-5 years	City Admin. Community Development Public Works
		ii. Plan for future light rail service and transit-oriented development through downtown Pleasant Grove.	0-5 years	City Admin. Community Development Public Works
3. Improve the <u>physical condition and efficiency of the City's roads</u> .	A. Widen, improve, and complete unfinished streets, and install streets where there are high traffic demands.	i. Widen 900 West (2600 North to Cedar Hills).	0-2 years	City Admin. Public Works
		ii. Work with UDOT to Widen 100 East (Canyon Road) from 1100 North to Cedar Hills.	0-2 years	City Admin. Public Works
		iii. Complete the installation of 2000 West (Timpanogos Parkway) from State Street to Pleasant Grove Boulevard.	0-2 years	City Admin. Public Works
		iv. Widen & complete full improvements to 600 West (Center Street to 2600 North).	0-2 years	City Admin. Public Works



Chapter 5:

Goals	Strategies	Actions	Timing	Agency	
3. (cont.) Improve the <u>physical condition and efficiency</u> of the City's roads.	A. (cont.) Widen, improve, and complete unfinished streets, and install streets where there are high traffic demands.	v. Program street overlay improvements to repair all old and damaged roads.	0-2 years	Public Works	
		vi. Continue to seek the completion of Murdock Drive.	Ongoing	City Admin. Public Works	
		vii. Work with UDOT on the widening of State Street .	0-5 years	City Admin. Public Works	
		viii. Plan for and complete the connection of streets where needed.	Ongoing	Community Development Public Works	
	B. Provide funding for needed road improvement projects.	i. Set aside monies for needed road improvements each budget year.	Ongoing	City Council City Admin. Public Works	
	C. Work with the Denver Rio-Grande Railroad and other agencies to set target dates for improvements to railroad crossings.	i. Repair roadway at the Center Street railroad crossing.	0-2 years	Public Works	
		ii. Repair roadway at the 200 South railroad crossing.	0-2 years	Public Works	
		iii. Repair all other roadways where there are railroad crossings.	0-10 years	Public Works	
	4. Achieve a <u>higher standard for street beautification, function and safety.</u>	A. Adopt and implement a new City standard for street design to include a park-strip between the roadway and the sidewalk with increased width.	i. Implement a new street design into new developments which includes a wider sidewalk and a park-strip.	0-2 years	City Council Community Development Public Works
			ii. Construct safe street perimeters to include a minimum 5' wide park-strip and 6' wide sidewalk.	0-10 years	City Council Community Development Public Works



Chapter 5:

Goals	Strategies	Actions	Timing	Agency
4. (cont.) Achieve a higher standard for street beautification, function and safety.	B. Slow traffic in residential and downtown areas for increased safety.	i. Reduce speeds on downtown and residential streets to 20 MPH.	0-2 years	Police Department
	C. Prohibit the addition of new driveways on streets within the downtown core.	i. During plan reviews, limit driveways on such streets to side and rear access.	On-going	Planning Commission Community Development
5. Achieve a more walkable community that includes various modes of travel.	A. Increase City connectivity and access efficiency for all modes of travel with trails and bike lanes along all major arterials.	i. Update the City's master plan map for bike lanes and trails.	0-2 years	Community Development Public Works
		ii. Integrate trails in plan reviews, where it is appropriate.	0-10 years	Community Development Public Works
		iii. Require bike lanes along all Boulevards and major arterial streets to provide connectivity throughout the City.	Ongoing	Community Development Public Works
	B. Coordinate planning with State entities to incorporate future transit systems through the City.	i. Adopt alternative modes of transportation to the automobile (transit, bus/shuttle system, light rail) when the opportunity is presented.	0-10 years	City Admin. Community Development Public Works

Chapter 6: Housing

Key Points:

- Introduction
- Housing Demographics
- Densities and Zoning
- Planning for Future Housing
- Citizen Input on Residential Needs
- Neighborhoods Map
- Housing Goals

The character of Pleasant Grove has changed from that of a bedroom community to one with a balance of uses.



6.1. INTRODUCTION

The housing needs of Pleasant Grove are widely diversified. The momentum for various housing types is growing. In the past, Pleasant Grove was a small and quiet bedroom community whose primary purpose was to provide housing for people who worked in the surrounding area, and to provide land for agriculture. Since then, the population has grown to be one of Utah's fastest growing cities (ranked 8th as of the 2000 Census). The character of Pleasant Grove has changed from that of a bedroom community to one with a balance of uses including residential, commercial and industrial.

Along with the growth, the City is making efforts to maintain some very low density and agricultural areas through the application of the various zoning requirements in the City Land Use Code. Pleasant Grove is also a City rich in history, and the City is working to maintain some of the old historical homes and structures. This will remain an ongoing effort.



Chapter 6: Housing

A key objective is to provide housing for people of all levels of income.

A key objective for today's housing needs in Pleasant Grove is to provide housing for people of all levels of income, especially those of medium to low income persons. An awareness of the housing needs should be translated into the adoption of ordinances for proper zoning. The City has for some time been working to meet housing goals with the permitting of several completed and planned multi-family residential developments. This chapter will review the City's current housing status utilizing demographics, zoning and densities, and establish a plan for meeting future housing needs.

6.2. HOUSING DEMOGRAPHICS



With steady growth over many years, the City's largest population increase has occurred in recent years, since 1990. Currently the City's population is approximately 31,000. It is projected that the decade of 2000-2010 will provide the largest population increase the City has ever seen. The City anticipates that by 2030 the population will reach almost 50,000. It will become necessary for the City to project and plan for the coming population, specifically the needs for various household types and ages. The following information is provided through the U.S. Census Bureau regarding Pleasant Grove housing:

- **Most dominant household type:**
Family households, with over half of these having children under the age of 18.
- **Most dominant percentages of persons by age:**
Persons 19 years and younger (44%).
Persons 20-44 years old (36%).

The above figures show that 80% of the City's population is young (under 44 years). The percentage of persons over the age of 55 years is significantly smaller. The R/UDAT study



Chapter 6: Housing

80% of the Pleasant Grove's population is under 44 years old.

suggests that this is a continuing trend for the type of population the City is attracting.

Anticipating the continued growth in population as well as the high growth ages and family lifestyles is helpful in determining future housing planning strategies. While there will remain a strong need for single-family housing, there is a growing young adult population that has different housing needs within the medium to low income levels. Even though the older age brackets are not as significant in numbers, planning for future housing in this area is also important.

6.3 DENSITIES AND ZONING

Within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse households, ages and incomes. To achieve this, the City needs to make sure the right land uses are located in strategic areas according to the trends of growth in the City. With the proper land uses and zoning in place, then density can be addressed.



The City has a wide range of housing densities, from very low agricultural density (maximum 1 unit per acre) to very high density mixed use village development, with a *minimum* of 30 units per acre. The development and uses within these various areas can be directly related to age groups and income levels.

With accurate data, and with land use & zoning tools in place, the City has increased its options for housing, and can plan for the housing needs for the future.



Chapter 6: Housing

6.4 PLANNING FOR FUTURE HOUSING

In looking to meet the demands of future growth, the City intends to provide many housing options, while maintaining high quality construction standards. This includes a range from affordable to higher level income housing; multi-family residential, and planned community housing. In addition to a common demand for housing in all income levels, the community's need to provide for lower income housing is strengthened by the Utah State code requirement for cities to develop a plan to meet 5-year projected moderate income housing needs.

To meet this requirement, a Moderate Income Housing Plan has been prepared, which acts as an appendix to this chapter (see Appendix F). The Moderate Income Housing Plan should be updated regularly and should include:



- An estimate of the existing supply of moderate income housing located within the municipality;
- An estimate of the need for moderate income housing in the municipality for the next five years;
- A survey of total residential zoning;
- An evaluation of how existing zoning densities affect opportunities for moderate income housing; and
- A description of the City's program to encourage an adequate supply of moderate income housing.

According to the State of Utah, the definition of moderate income is "80% of the median gross income within the municipality". As of the year 2000, when the last Census was provided, Pleasant Grove's median household income was \$52,036, with 80% of that working out to be \$41,629. Efforts which have moved the City forward in meeting moderate



Chapter 6: Housing



Twin homes



Garden court homes



Grand houses



Mixed Use Village

income housing needs include providing for and approving the construction of several multi-family residential projects, since the year 2000. Since then, the number of available moderate income housing units in Pleasant Grove has increased dramatically.

Additionally, the City has reserved additional lands for future developments of various types of high density and moderate income housing units in mixed use developments in The Grove zoning district, helping the city diversify its housing options.

Maintaining options to provide diversity in Pleasant Grove's housing can be achieved by planning and promoting the following types of housing:

- **Small Lot Residential Areas.** Allowing options for single family homes with smaller yard space on individual lots. These can include 4,000 to 7,000 square foot lots, with either detached or attached units such as duplexes or twin homes.
- **Planned Communities.** Offering persons of retirement age, or persons who wish to minimize their area of responsibility, without sacrificing quality living, and home ownership. These can include town homes, garden court homes, and multi-family units built as large homes and grand houses.
- **Retail - Mixed Use Housing.** Providing a traditional community feel and walkable environment, mixed and above-commercial units provide another living option for the non-family population. This is a strategy which can be used to successfully revitalize the downtown area.

The diversity that can be achieved through these housing types allows mixed products and a variety of price points. Such diversity is what can make an area thrive, and is highly recommended by the State's *Envision Utah* plan,



Chapter 6: Housing

The city has been divided into twelve historical neighborhoods with a citizen representative from each.

and by the R/UDAT study.

Successful application of these housing concepts will enable the life cycle of families to remain in the same community, and ensures more choices that appeal to a greater diversity of residential needs.

6.5. CITIZEN INPUT ON RESIDENTIAL NEEDS

The City has established a Neighborhood Advisory Board to monitor developments, and provide helpful insight to the City staff and leaders regarding the character, residential needs, and areas of historical significance within each neighborhood. The City has been divided into twelve historical neighborhoods with a citizen representative from each (see Exhibit 15, City Neighborhoods Map). The objectives of this citizen organization include:



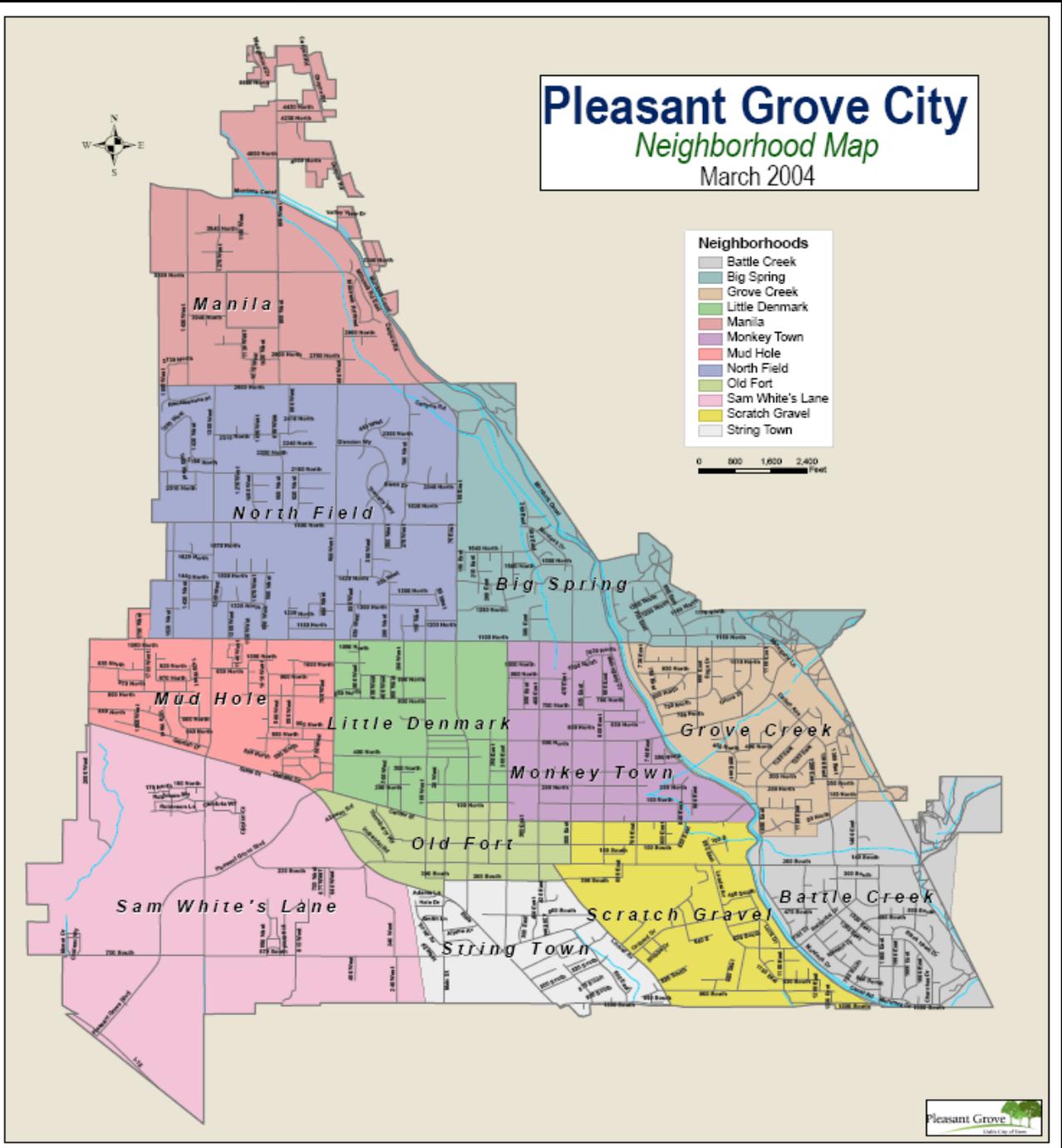
- Accommodating local problems and needs,
- Providing a direct line of communication between the neighborhood, City Staff, and City Council, and
- Obtaining organized assistance from residents of the City.

The City has found this organization to be of great value, and continues to support its function of helping the community maintain its friendly character and quality of life.



Chapter 6: Housing

EXHIBIT 15. CITY NEIGHBORHOODS MAP



**Chapter 6:
Housing**

GOALS

Goals	Strategies	Actions	Timing	Agency	
1. Provide a diversity of <u>housing options</u> in the community.	A. Review projected population trends and demands for housing in relation to designations on the Land Use Map.	i. Adopt various land use options for housing.	0-2 years	City Council Planning Commission Community Development	
		ii. Create zoning designations that comply with the City's land use goals.	Ongoing	City Council Planning Commission Community Development	
		iii. Update and maintain the Moderate Income Housing Plan.	0-2 years	City Council Community Development	
	B. Provide for future growth needs and trends based on the city's current development and future community goals.		i. Preserve the city's integrity of the single family neighborhoods.	Ongoing	City Council Planning Commission Community Development
			ii. Adopt new zoning codes for various planned communities.	0-2 years	City Council Planning Commission Community Development
			iii. Continue multi-family residential construction in the appropriate areas.	Ongoing	City Council Planning Commission, Community Development
			iv. Adopt plans for mixed use walkable" developments in the downtown and The Grove areas.	0-5 years	City Council Planning Commission Community Development
	2. Maintain <u>community character</u>, and involvement.	A. Identify structures of historical significance and empower citizen input.	i. Preserve historically significant homes or structures through proper registration & awareness.	Ongoing	Community Development Historical Committee



Chapter 6:

Goals	Strategies	Actions	Timing	Agency
2. (cont.) Maintain <u>community character</u>, and involvement.	B. Encourage participation in the City's twelve designated neighborhoods.	i. Maintain full organization of Neighborhood Advisory Board and committees.	Ongoing	City Council Community Development
		ii. Promote the objectives and activities of each Neighborhood, using the City newsletter and other media, inviting residents to become involved.	Ongoing	City Council Community Development

Chapter 7: Parks and Recreation

Key Points:

- Introduction
- Master Plan
- Parks and Recreation Facilities
- Recreational Trails
- Open Space Preservation
- Cultural Facilities and Programs
- Parks and Recreation Goals

...a guideline for the enhancement and well-being of residents.



7.1 INTRODUCTION

Pleasant Grove City recognizes that as *Utah's City of Trees* added attention needs to be given to parks and recreation areas. Parks and recreation facilities and services are necessary to enhance the health and well-being of Pleasant Grove residents. Pleasant Grove also sees the identification and preservation of open space as part of the scope and objectives of parks and recreation.

7.2 PARKS AND RECREATION MASTER PLAN

It is the objective of the City to prepare and adopt a Parks and Recreation Master Plan, to act as an appendix to this chapter. The focus of the master plan will be to assess current parks and recreation facilities, perform a needs analysis for parks and recreation facilities, create an open space inventory, and develop implementation goals. The end goal of the Parks and Recreation Master Plan is to create an official document that can act as a guideline for the



Chapter 7: Parks and Recreation

enhancement of the health and well-being of Pleasant Grove residents through the improvement of community parks and recreation facilities and the preservation of open space.

7.3 PARKS AND RECREATION FACILITIES

The two areas of emphasis for Pleasant Grove parks and recreation facilities are 1) to enhance existing City parks and recreation facilities following the objectives of the Parks and Recreation Master Plan, and 2) to establish potential sites for future parks and recreation facilities.

To enhance existing parks and recreation facilities, the City will determine where improvements to parks and facilities can be made. These improvements may include, but are not limited to, adding additional grass and trees, constructing covered pavilions, installing hardscape surfaces, or repainting the exterior of the facilities.

R/UDAT also recommended giving City parks and recreation facilities more meaningful names. For example, the current Downtown Park might be renamed after a founding father of Pleasant Grove, such as the City's first mayor Henson Walker. By enhancing the parks and recreation facilities Pleasant Grove already has, the residents will be able to better enjoy these facilities.

Within the city there are several parks and recreation facilities. The following is a list of existing city parks and facilities (see Exhibit 16, Parks, Recreation and Trails Map).

1. Anderson Park is 5-acre park located at 950 E 100 South and includes a pavilion, glass area, basketball courts, a playground, horseshoe pits, and a walking path.





Chapter 7: Parks and Recreation



2. Battle Creek Park is a 7-acre park located at 850 E 200 South and includes a pavilion, glass area, two lighted tennis courts, two baseball diamonds, basketball courts, a playground, horseshoe pits, and a walking path.

3. Chrisville Park is a $\frac{3}{4}$ -acre park located at 145 W 900 North and includes a playground, grass area, and horseshoe pits.

4. Manila Discovery Park is a 23-acre park located at 1550 N 100 East and includes grass area, two pavilions, six lighted tennis courts, a four diamond baseball complex, a playground, and a walking path.

5. Downtown Park is a 2-acre park located at 100 South Main Street and includes a pavilion, playground, horseshoe pits, and grass area.

6. Kiwanis Park is a 15-acre park located at 1800 E 200 South and includes a pavilion, barbeque pits, hiking trails, and wilderness area.

7. Mahogany Park is a future 5.4-acre park located at 650 N 1010 West with an anticipated completion date of fall 2007.

8. Tank Park is a 4-acre park located at 350 S 1500 East with an anticipated completion in the fall of 2007.

9. Veterans Memorial Park is a 2.9-acre park located at 300 S. Locust Avenue, that includes a pavilion, grass area, a volleyball court, barbeque area, and a pool.





Chapter 7: Parks and Recreation

10. Will's Park/Shannon Field is 9.4-acre park located at 220 South State Street and includes a pavilion, barbeque areas, two baseball diamonds, and the rodeo grounds.

11. Pioneer Park is a park located at 100 S 100 East. This park is a special site is marked by several pioneer era structures such as the Old Bell School, the Jeppa and Anna Nelson Granary, and the old Pleasant Grove Town Hall.



12. Leisure Services Building is located at 41 E 200 South.

13. Community Center is located at 41 E 200 South

14. Swimming Pool is located at 300 South Locust Drive in the Veterans Memorial Park.

15. Rodeo Grounds, located at 220 South State Street, is the location for the Strawberry Days Rodeo held every June.

16. Future Parks and Facilities are anticipated in several areas throughout the City. These include the Mahogany Nature Park, The Grove, the Regional Park and Athletic Facility, the new Recreation Center, the 1300 West Nature Park, and the East Side Foothill Preservation Area.

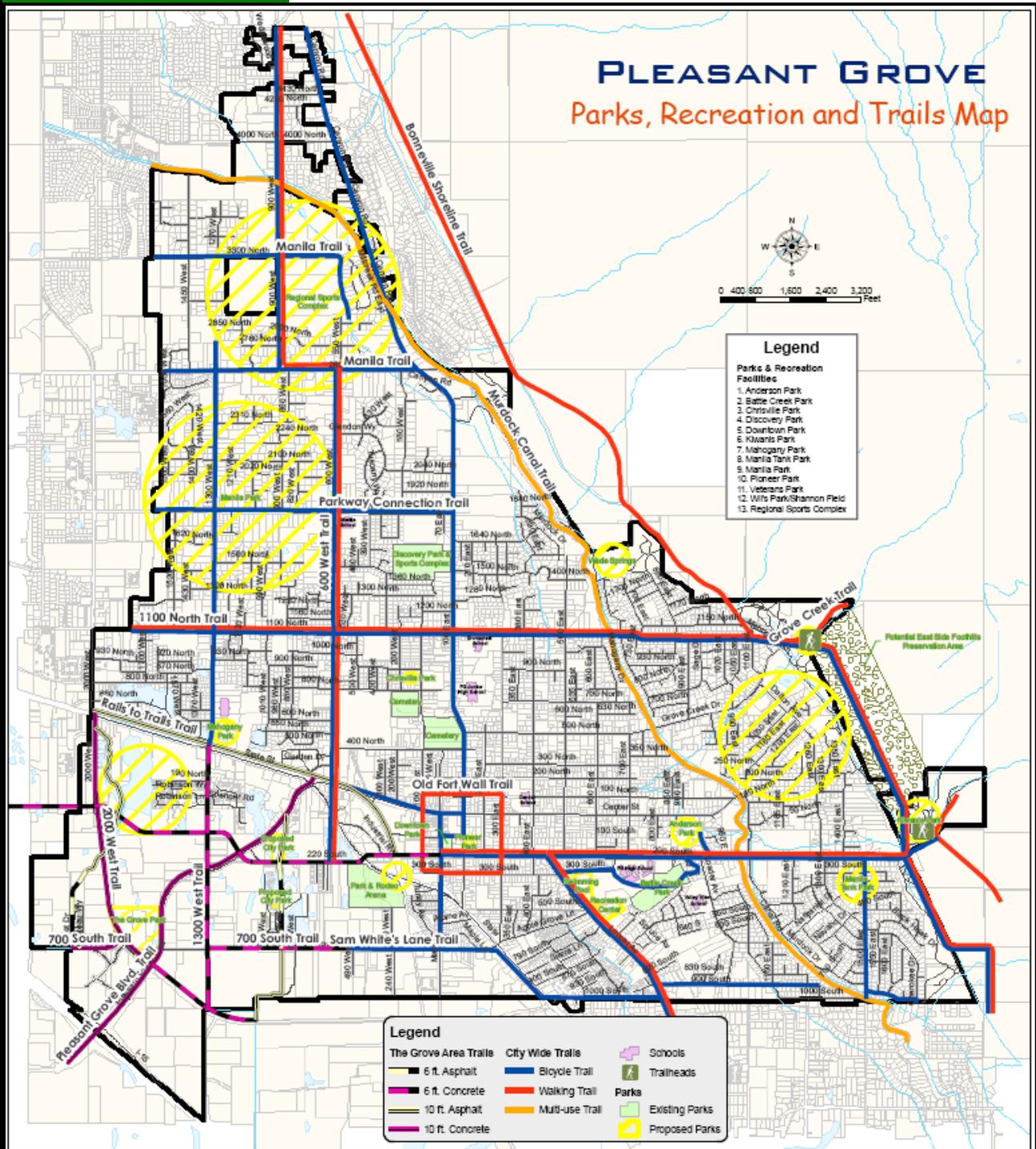
Pleasant Grove has also identified several areas where additional parks are needed. These include parks in the North Field and Grove Creek neighborhoods where the only nearby park with adequate size is the Discovery Park. Parks with playgrounds are also needed in the Grove zone.





Chapter 7:

EXHIBIT 16. PARKS, RECREATION AND TRAILS MAP





Chapter 7: Parks and Recreation

Quality of life in a community is enhanced when it has trails.



7.4 RECREATIONAL TRAILS

The quality of life in a community is enhanced when it has a system of recreational trails and facilities. A trails system is also an asset to the city transportation network. Increased walking and bicycling due to the creation of trails will lead to a cleaner environment and a healthier population. Many local trips that Pleasant Grove residents currently make in their cars might be made on foot or by bicycle if they could do so on established safe trail corridors.

Where practical, bicycle and pedestrian paths in Pleasant Grove should 1) be separated from vehicular traffic, 2) be constructed with separated bike and pedestrian lanes, and 3) provide connection between parks and open spaces. Proposed trail alignments are shown on Exhibit 16, above.

Priorities for Pleasant Grove trail developments include:

1. Battle Creek Trailhead park.
2. Bonneville Shoreline Trail and Trailhead parks (upper and lower) – The upper trail to run along the base of the mountains, and the lower trail along the aqueduct road. Trails are to be both pedestrian and equestrian.
3. Wetlands in the Grove – Connect the trail system in current developments through the wetlands and into other City trail systems.
4. Bike paths (city wide) along existing roadways.
5. Murdock Trail – A bicycle and pedestrian trail following the canal through the community.

7.5 OPEN SPACE PRESERVATION

Like most communities in Utah Valley, the history and character of Pleasant Grove is closely tied to the surrounding landscape. Today, these surroundings continue to play an important role in defining the character of Pleasant Grove.



Chapter 7: Parks and Recreation

Open spaces such as parks, squares, playgrounds, and nature areas strengthen the connection between citizens and their community by helping to define the area they perceive as home. Citizens who closely identify with a place or

social group are more likely to be involved in activities that build the community. In addition, open space contributes to the vitality of Pleasant Grove by sustaining the regional ecosystem, supporting local economy, providing opportunities for outdoor recreation and learning, and offering visual relief from urban landscapes. The preservation of open space contributes to the high quality of life in Pleasant Grove.



7.6 CULTURAL PROGRAMS

The City supports the Arts Commission of Pleasant Grove which oversees community theatre, music, and arts programs, including the Pleasant Grove Players, the Pleasant Grove Orchestra, Concerts in the Park, and Center Stage Youth Productions. Objectives of these programs include:

1. To guide the City in planning, developing, and implementing arts programs and activities.
2. To support the City's arts programs and other arts organizations in the community, according to the needs of Pleasant Grove residents.
3. To establish a gathering place for artistic and cultural events in Pleasant Grove.
4. To advocate the value of art in community life, including its benefits in education.
5. To serve all Pleasant Grove residents in some capacity.





**Chapter 7:
Parks and
Recreation**

GOALS

Goals	Strategies	Actions	Timing	Agency	
<p>1. Provide for <u>parks and recreation facilities and services</u> to enhance residents' quality of life.</p>	<p>A. Establish a plan for the development and improvement of parks and recreation facilities and services.</p>	<p>i. Prepare, adopt and implement a Parks and Recreation Master Plan.</p>	0-5 years	City Council Community Development Leisure Services	
		<p>ii. Promote the participation of a citizens committee to assist in the planning.</p>	0-5 years	City Council Leisure Services	
	<p>B. Provide parks that are well dispersed throughout the city.</p>	<p>i. Target areas in need of parks and follow recommendations of the Parks and Recreation Master Plan.</p>	0-20 years	City Council Community Development Leisure Services	
	<p>C. Encourage the development of additional recreational facilities.</p>		<p>i. Assist development of the new recreation center near the High School.</p>	0-2 years	City Council Community Development Leisure Services
			<p>ii. Assess needs and develop plans for additional playground and picnic areas throughout the city.</p>	0-5 years	City Council Leisure Services
			<p>iii. Create and update priority list for the development of other needed facilities.</p>	0-20 years	City Council Community Development Leisure Services
			<p>iv. Plan for and fund the assessed facility and service expansion needs.</p>	0-20 years	City Council Leisure Services



Chapter 7:

Goals	Strategies	Actions	Timing	Agency
1. (cont.) Provide for parks and recreation facilities and services to enhance residents' quality of life.	D. Encourage citizen participation in the park planning process to address fairly the needs of various areas and groups of people.	i. Encourage participation in the citizens committee to make recommendations on parks and recreation needs .	0-20 years	City Council Leisure Services
	E. Provide adequate recreation activities and programs to meet the needs of Pleasant Grove residents.	i. Annually assess the needs and demands for recreation programs.	Annually	City Council Leisure Services
	F. Provide excellent maintenance of existing parks and recreation facilities.	i. Develop a plan for improving maintenance, review needs regularly.	Annually	Public Works Leisure Services
2. Develop a system of recreational trails throughout the city.	A. Finalize and amend recreational trails development as shown in this chapter and in the Parks and Recreation Master Plan.	i. Submit recommendations for trail concepts and priorities to the City Council.	0-2 years	Leisure Services Citizen Committee
		ii. Prepare a detailed trails engineering and development plan.	0-5 years	City Council
		iii. Seek and acquire any available funding.	0-5 years	Leisure Services
		iv. Approve the plan and budget for each trail.	0-5 years	City Council
		v. Arrange participation of any in-kind and volunteer assistance.	0-5 years	Public Works Leisure Services
3. Provide cultural facilities and services to enhance residents' quality of life.	A. Support and encourage community cultural activities.	i. Offer assistance and support to the continuance and improvement of the annual Strawberry Days event.	0-20 years	City Council Leisure Services



Chapter 7:

Goals	Strategies	Actions	Timing	Agency
3. (cont.) Provide <u>cultural facilities and services</u> to enhance residents' quality of life.	A. (cont.) Support and encourage community cultural activities.	ii. Encourage and support the success of the Arts Commission and other local arts and cultural programs.	0-20 years	City Council Leisure Services
	B. Assess needs for and sponsor additional community events and celebrations.	i. Establish a volunteer community events board.	0-2 years	City Council Leisure Services
		ii. Review options and abilities to sponsor new events, celebrations, outdoor concerts and community theater presentations.	0-2 years	City Council Community Development Leisure Services



Chapter 8: Environment

Key Points:

- Introduction
- Preservation of Sensitive Lands
- Natural Hazards
- Environmentally Sensitive Areas
- Open Space
- Land Development
- Environment Goals

The environmental landscape is a key feature in Pleasant Grove.



8.1 INTRODUCTION

Situated at the base of the Wasatch Mountain Range Pleasant Grove is a visually beautiful city that is very connected to its surrounding landscape. The environmental landscape is a key feature in Pleasant Grove and special attention needs to be given to these areas in the city. To the maximum extent possible natural habitats and resources need to be preserved and protected so as to maintain the character of Pleasant Grove.

8.2 PRESERVATION OF SENSITIVE LANDS

The protection and preservation of sensitive lands is a key objective of the City of Pleasant Grove. This objective should be pursued through individual project planning as well as on a city-wide level. Sensitive lands can be divided into three general categories: natural hazard areas, environmentally sensitive areas, and open space / agricultural land.



Chapter 8: Environment

Some of the natural resources that the City seeks to protect and conserve include hillsides, creeks and drainage areas, wetlands, trees and other vegetation, air and water quality, wildlife habitats, and open space.

8.3 NATURAL HAZARDS

Within Pleasant Grove City boundaries there are two major natural hazard categories, geological hazards and flooding hazards.

Geologic hazards generally include erosion, slope failure or landslides and earthquake hazards such as ground-shaking and liquefaction. Mitigation of these hazards is typically covered through the City's building code but any development in sensitive areas should be handled carefully in an effort not to exacerbate any potential hazards.

The second major hazard Pleasant Grove has to deal with is flooding hazards. Although there are no areas that fall within a Federal Emergency Management Act (FEMA) floodplain, the City does prohibit the construction of a building in a 100-year floodplain.

8.4 ENVIRONMENTALLY SENSITIVE AREAS

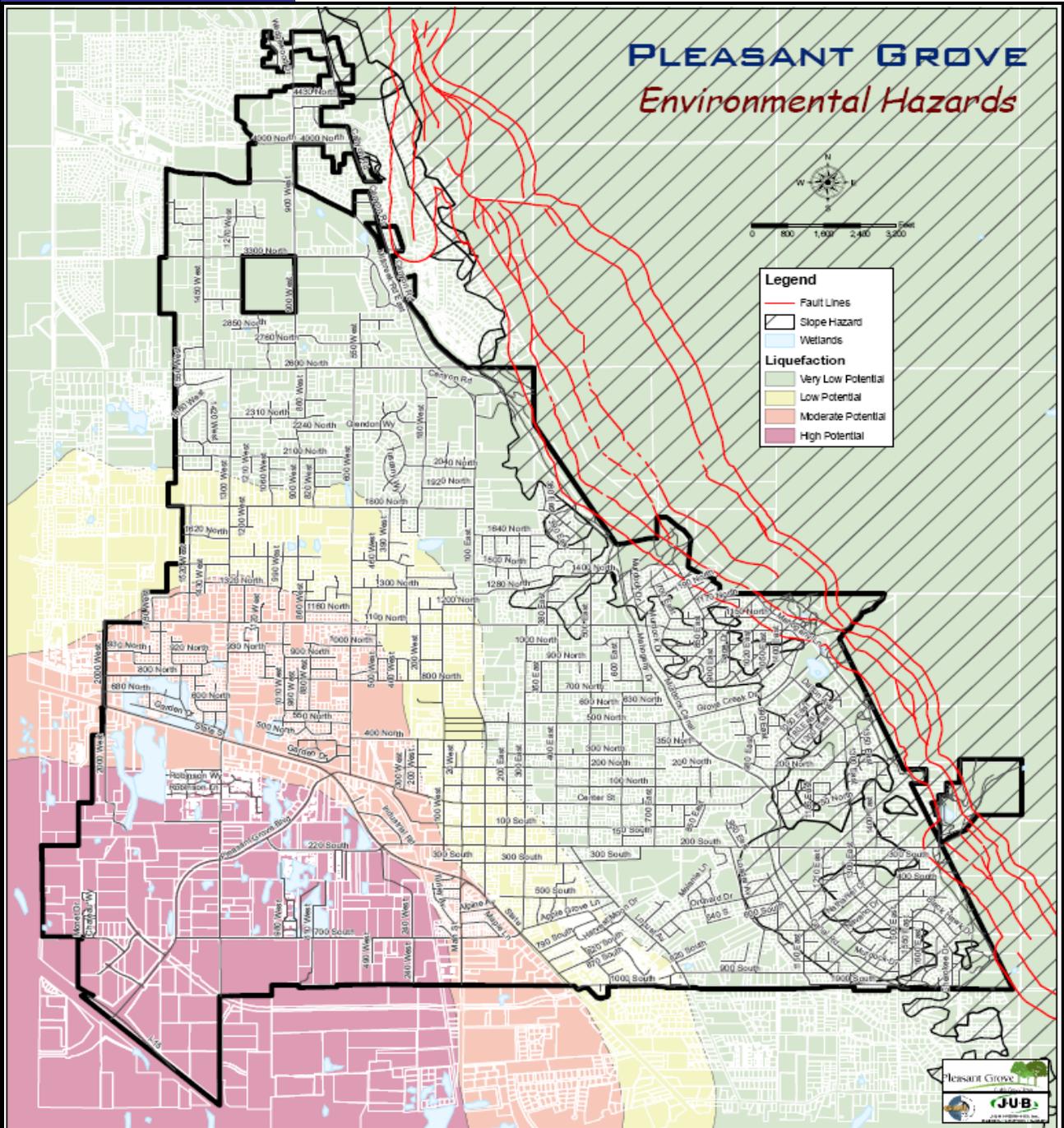
Another aspect of sensitive land is environmentally sensitive areas. These areas can include areas of environmental significance such as wetlands and wildlife habitats. The key to these sensitive areas is to effectively identify and manage them. See Exhibit 17, Environmental Hazards Map.





Chapter 8: Environment

EXHIBIT 17. ENVIRONMENTAL HAZARDS MAP





Chapter 8: Environment

*Wetlands provide
for passive outdoor
recreation areas if
protected.*



Most of the lands identified as environmentally sensitive in proximity to Pleasant Grove are found along the east bench of the Wasatch Mountain range. Additionally, some wetland areas are found in the southern area of the community.

Wetlands & Stormwater Management

Existing wetlands are an asset to the City of Pleasant Grove. All wetlands are managed by the Army Corps of Engineers and tracked through the National Wetlands Inventory. Any project wishing to develop near a wetland has to get permission from the Army Corps of Engineers before they can proceed. Current federal Clean Water standards require best management practices in handling storm water runoff. New paved areas must filter and manage storm water effectively to protect the wetlands and Utah Lake waters.

Wetlands, existing and improved, help regulate runoff and reduce the need for on-site storage. Wetlands and creeks provide opportunities for trails and passive outdoor recreation areas that will not remain if not protected today. New engineered wetlands are one tool that can be used to support new development in the district.

Wildlife Habitats

While most of the wildlife habitats are not within Pleasant Grove boundaries, the responsibility still lies with the City to ensure that any developments take the wildlife population into consideration.

Hillside Development

Landslides are often associated with earthquakes though there are other factors that may influence the occurrence of landslides. These factors include the slope, the moisture content of the soil, and the composition of the soils and subsurface geology. In addition to an earthquake, heavy rain or the improper grading of a construction site may trigger a landslide.



Chapter 8: Environment

Development within hillside areas designated as environmentally sensitive (see Land Use Map, Chapter 2, Exhibit 5) is to be restricted with regard to grading, slope, rock fall, natural vegetation, drainage, and the provision of City services.

8.5 OPEN SPACE PRESERVATION

One way that the City is looking to protect its sensitive lands is through the preservation of open space. The City is currently working to identify existing as well as future open space areas and catalog them in an open space inventory. Open space is covered more in depth in Chapter 7, Parks and Recreation.

Property owners of undeveloped land, who do not desire to develop their properties, are encouraged to preserve open space through conservation easements, agriculture protection areas, or other open space preservation methods.



The community should retain its natural infrastructure and visual character.

8.6 LAND DEVELOPMENT

Respect for the natural environment in the design of all development needs to be a guiding philosophy for the development in Pleasant Grove. Respect for the natural environment begins with protecting and preserving the unique environmental characteristics of a project site. Minimization of grading of sites is one key. Preservation of native vegetation to the greatest extent possible is also essential.

As much as possible, the community should retain its natural infrastructure and visual character derived from topography, farmlands, wetlands and riparian corridors.

Chapter 8: Environment

GOALS

Goals	Strategies	Actions	Timing	Agency
1. Promote the protection of and limited responsible development within the natural environment.	A. Increase emphasis on protecting and regulating development in the natural environment in City ordinances and construction standards.	i. Perform an analysis of the east bench environmentally sensitive areas to all potential development concerns and restrictions.	0-5 years	Community Development
		ii. Adopt zoning code restrictions for potential development in environmentally sensitive areas.	0-5 years	City Council Planning Commission Community Development
	B. Identify and inventory open spaces within the community.	i. Review, establish and follow construction standards for the open space system that minimize the potential impacts of flooding and erosion.	0-5 years	City Council Planning Commission Community Development Leisure Services
2. Preserve open spaces in the built environment and other areas around the city through land use planning.	A. Establish regulations and plans which result in open space preservation in new developments.	i. Review and update sections of the City Code which preserve the integrity of the natural settings of open spaces and parks, and develop clear procedures for their enforcement.	0-2 years	City Council Planning Commission Community Development
		ii. Inventory existing and target future open spaces, parks and trails throughout the city.	0-2 years	Leisure Services Community Development



Chapter 8:

Goals	Strategies	Actions	Timing	Agency
2. (cont.) Preserve <u>open spaces in the built environment</u> and other areas around the city through land use planning.	A. (cont.) Establish regulations and plans which result in open space preservation in new developments.	iii. Develop a plan and priorities for acquiring parcels planned for parks and opens spaces.	0-5 years	City Council City Manager Leisure Services
		iv. Encourage and enforce the allocation by new developments of open space for planned neighborhood parks, recreation trails or other open spaces where possible.	0-20 years	City Council Planning Commission Community Development

Chapter 9: Public Services

Key Points:

- Introduction
- City Administration
- Police
- Fire & Emergency
- Medical Services
- Public Works
- Library
- Public Facilities
- Map
- Public Services Goals

Pleasant Grove values quality of services.



9.1. INTRODUCTION

This chapter of the General Plan focuses on all aspects of Public services and safety, including the status of the City's utilities. Pleasant Grove City values the quality of services, safety, security, and the overall welfare of its citizens throughout the community.

9.2. CITY ADMINISTRATION

The Pleasant Grove City Administrative Offices are located at 70 South 100 East. Offices and services found within this building include the Mayor's office, City Administrative offices, as well as the Police Department and Justice Court. Across the street, at 86 East 100 South, are the offices of Community Development and the City Council Chambers. A new civic center is in initial stages of planning which would combine City administrative functions, perhaps with a new library and arts center, in the downtown area.

Chapter 9: Public Services

The Pleasant Grove City Council consists of six members: five council members and a mayor. The municipality currently employs approximately 220 people on a regular basis in the administration, public works, community development, leisure services, police, and fire departments. Seasonal employees include approximately 240 additional people. In addition to these city employees, there are numerous volunteers who serve on several different commissions, advisory boards and committees.



The Pleasant Grove Police Department is recognized as a leader in the state of Utah in many areas.

9.3. PUBLIC SAFETY

Police Department

The City's Police Department is dedicated to providing protection and safety to its residents and visitors alike, and remains an effective deterrent to crime in the City. The Department serves the City of Lindon as well, on an annual contract basis.

The Police Station currently shares the building with City Administration, but is looking towards the eventual need for additional space or a possible satellite station. The station's current location is central to the City, and remains effective in meeting the community's needs.

The Pleasant Grove Police Department is dedicated to enhancing public safety and reducing the fear and the incidence of crime, and is currently recognized as a leader in the state of Utah in many areas. The department's use of technology in crime prevention, investigation and criminal apprehension have served to be a model to many. The department strives to work in partnership with the people in the community to solve problems that affect public safety.

The Communications Center of the Police Department serves as a crucial link to the public and is currently becoming 911 Phase 2 compliant, which will enable the accurate



Chapter 9: Public Services

emergency location of cellular telephone callers in. Currently the dispatch center facility operates at a maximum usage level. This will soon require a new location for the dispatch center either in another area of the public safety building or in an off-site facility.



The department strives to maintain federal emergency management guideline compliance through enlisting and training volunteers in the community emergency response action plan and involvement in the Community Emergency Response Teams (CERT). Police department personnel currently train with other city emergency responders in cross/capability training to enhance response to all types of incidents.

The Department anticipates the establishment of greater specialized divisions and capabilities within, and thus needs to continue to provide specialized training at all department levels. The Department has set the goals of achieving statewide leadership through local business collaboration and partnerships in establishing a regional training program utilizing private local convention facilities.

The Police Department strives to maintain federal emergency management guideline compliance.

Fire & Emergency Medical Services Department

As stated in its Mission Statement, "*The Pleasant Grove Fire Department is committed to providing excellence in emergency services including, fire suppression, emergency medical care, and fire prevention.*"

Increased community growth has called for a greater level of service from the department. In 2006, the department responded to more than 1400 calls for service, representing a significant increase over 2005. It is anticipated that emergency service calls will continue to increase as the city continues its rapid growth. In an effort to meet the growing service demands, the Fire Department has been organized



Chapter 9: Public Services

into functional groups or teams made up of part time volunteers with a captain, an engineer, emergency medical care specialists, and fire fighters. Each group functions as a team on either fire emergencies or medical emergencies.

Staff paramedics and/or paid part time paramedics are scheduled around the clock and respond from the station to each emergency. Providing 24 hour paramedic response ensures that the citizens of Pleasant Grove receive the highest level of pre-hospital care available in any community within the State of Utah.



The citizens of Pleasant Grove receive the highest level of pre-hospital care available .

The Fire Department is also responsible for fire prevention, which includes ensuring that new construction meets current fire code standards and conducting fire/safety inspections of the myriad businesses operating within the department's response areas.

The Pleasant Grove Fire Department is well prepared to meet the current and future emergency service needs of this growing community. Goals for meeting the projected future needs include the acquisition of additional equipment, the addition of department staff, and the development of new facilities.

9.4. PUBLIC WORKS

As the City develop and the population grows, so do the



Chapter 9: Public Services

The City is working towards expanding and updating services to meet the growing needs of the community.

demands on the City's public utilities. The status of all utilities, and the ability of the City to service the needs of its residents is very important. The City is working towards expanding and updating these services to meet the growing needs of the community. The Public Works Department has prepared a plan for the continued update of public utilities through the next ten (10) years, as demonstrated below.

Sewer

The City is currently in the process of updating its sewer lines, which Public Works anticipates to be completed in five (5) years, including providing sewer to those areas currently not serviced.

Water (Culinary)

In several areas throughout the community, the water lines are very old. Replacement of these lines is a top priority of the City, and should begin as soon as possible. Completion of this task should occur within the next five (5) years. In addition to the installation of new culinary water lines it is anticipated that the City may need to purchase land for the construction of new wells and additional tank facilities for storage.

Water (Secondary)

The first phase of the secondary water system was installed in the year 2000. Subsequent phases have continued to be installed from that time, and the projected completion date to complete the system is April of 2008. Inspections, operation, and maintenance occur on an ongoing basis, especially during the months of service, from around May 1st to October 15th.





Chapter 9: Public Services



Storm Drainage

The Public Works Department has adopted a new Storm Drainage Management Plan, to address the growing concerns for drainage systems in the City. The goals and objectives of this plan are exercised with any and all new developments within the City.

The R/UDAT report (see Appendix B) recommends the preservation and use of wetlands and creeks to handle run-off to help reduce the need for on-site storage. These areas can also be used for passive recreation. Also, Federal Clean Water standards require best management practices in handling storm water run-off.

Other Utility Services

Other utility services are provided by the following outside agencies:

- Rocky Mountain Power
- Qwest (phone)
- Questar (gas)
- Comcast (cable)

Streets

The strategy for Public Works will be to complete many of the utility updates prior to implementing the Street Overlay Plan (see Appendix E), which is a city-wide street improvement plan for the next 15 years.

Additionally, the departments of Public Works, and Community Development, as well as other agencies, will coordinate to beautify and increase the safety of the City's streets (see also Chapter 5, Transportation). Objectives include to provide roadway improvements where needed, and to redesign the major arterial and collector streets to include a landscaped park-strip, add a bike lane for bicyclists, and increase the sidewalk width.

The Public Works Department anticipates several needs in the coming years, including increased staff, equipment and funds for road improvements. The City is



Chapter 9: Public Services

dedicated to accomplishing these objectives for improving the City's streets and utilities.



9.5. LIBRARY

The Pleasant Grove City Library, located at 30 East Center Street in the downtown area, currently has around 15,800 patrons, and provides many programs, especially for children. Circulation is between 32,000 and 37,000 books each month. The growth of the community continually adds to total service numbers as well as the demand for greater capacity to serve the community demands.

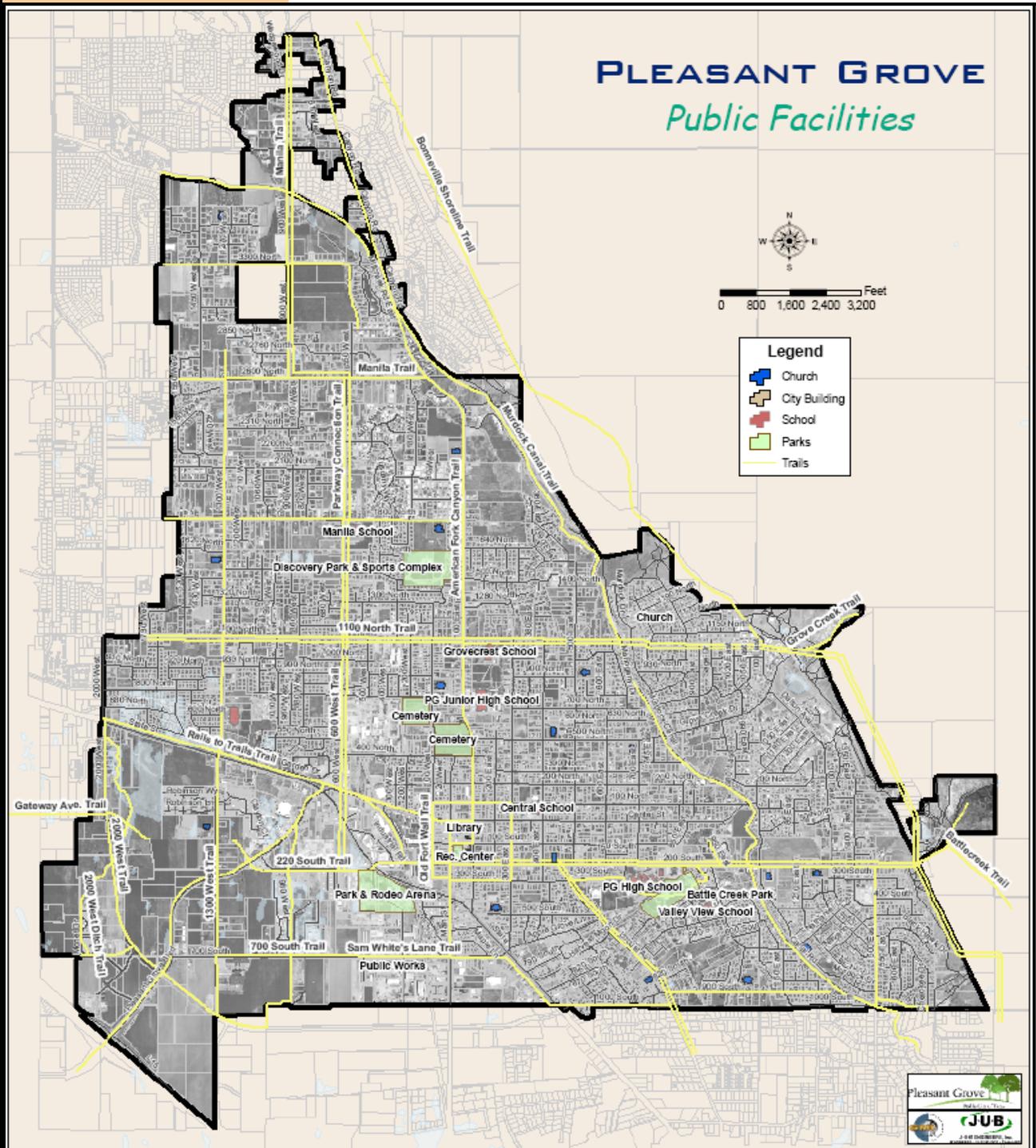
The current library, built in 1988, has approximately 10,000 square feet. The Library is in need of expansion or a new facility, especially since the building was originally designed to serve as a senior citizens center and not designed to be a full service library with sufficient facilities and technology.

Planning for a new, larger and technologically updated library facility is under consideration.

Planning for a new, larger and technologically updated library facility is under consideration by the City. Combining the new library with an arts center or City administration functions is the current planning direction. The desire to maintain a centrally located, downtown facility is also a key objective to meeting the needs of the community. Funding for an improved library / civic center has become a top priority for Pleasant Grove.

Chapter 9:

EXHIBIT 18, PUBLIC FACILITIES MAP



**Chapter 9:
Public Services**

GOALS

Goals	Strategies	Actions	Timing	Agency
<p>1. Maintain the <u>safety of all citizens & business owners</u> within the City.</p>	<p>A. Provide sufficient staff coverage to meet good levels of public safety service in the community.</p>	<p>i. Increase staff where needed in the Police and Emergency Service Departments with growth of the city.</p>	<p>Ongoing</p>	<p>City Admin. Police, Fire, Emergency Services</p>
	<p>B. Maintain an excellent and efficient program of Emergency Services.</p>	<p>i. Acquire and maintain the necessary fleet and inventory of emergency equipment to meet the demands of community growth.</p>	<p>Ongoing</p>	<p>City Admin. Police, Fire, Emergency Services</p>
	<p>C. Stay current with technological updates that will improve the ability of the Police Department to provide excellent service.</p>	<p>i. Include satellite stations for the Police Department within large commercial developments.</p>	<p>0-10 years</p>	<p>City Admin. Police, Fire, Emergency Services Community Development</p>
		<p>ii. Continue to expand the City's full coverage of the state-of-the-art wireless communications network.</p>	<p>0-5 years</p>	<p>City Admin. Police, Fire, Emergency Services</p>
		<p>iii. Provide greater information sharing & collection capabilities to officers in the field.</p>	<p>0-5 years</p>	<p>City Admin. Police, Fire, Emergency Services</p>
		<p>iv. Establish the means for the community to have electronic access to vital public safety information.</p>	<p>0-5 years</p>	<p>City Admin. Police, Fire, Emergency Services</p>



Chapter 9:

Goals	Strategies	Actions	Timing	Agency
2. Ensure that the City's <u>utilities are in proper working condition</u>, and meet City Standards.	A. Update, expand or repair all City utility lines and systems.	i. Repair existing sewer lines, and extend to areas of the City not serviced.	0-5 years	City Admin. Public Works
		ii. Replacement of all Culinary water lines.	0-5 years	City Admin. Public Works
		iii. Completion of a new Secondary water system.	0-2 years	City Admin. Public Works
		iv. Continue to follow the City's recently adopted Storm Drainage Plan to appropriately service drainage issue.	Ongoing	City Admin. Public Works
		v. Continue to work with outside utility companies to provide quality of service to all business & residents.	Ongoing	City Admin. Public Works Community Development
		vi. Require all utilities to be placed underground, including the gradual replacement of all overhead power lines.	Ongoing	City Admin. Public Works Community Development
3. <u>Meet the City's needs</u> in the Public Works sector.	A. Provide for the increasing demands on Public Works facilities and programs as the City grows.	i. Increase staff to meet increasing demands on public services.	0-5 years	City Admin. Public Works
		ii. Increase funding for utility and street improvements.	0-5 years	City Council City Admin. Public Works
		iii. Adopt a leasing program for the City's fleet vehicles, to help reduce cost demands.	Ongoing	City Admin. Public Works



Appendices

- A. Public Participation Results**
- B. R/UDAT Pleasant Grove: Past, Pleasant and Future**
- C. Annexation Policy Plan**
- D. Transportation Master Plan ***
- E. Street Overlay Plan ***
- F. Moderate Income Housing Plan**

** Under Separate Cover*