

## ORDINANCE 2023-10

### AN ORDINANCE OF THE PLEASANT VIEW CITY COUNCIL FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY.

**WHEREAS**, Pleasant View City finds that an update to the official City zoning map is needed to accommodate the request of a particular property owner in the City; and

**WHEREAS**, Pleasant View City finds that such a zone change is in keeping with the desires and intents of the City as stated in the General Plan; and

**WHEREAS**, Pleasant View finds that the City's Future Land Use Map designates that area to be Low Density Residential Use; and

**WHEREAS**, Pleasant View City finds that such an amendment is in the best interest of the City; and

**WHEREAS**, Section 10-9a-503 (1) and (2) of the Utah Code provides for the amendment of municipal ordinances, including zoning maps, after receiving a recommendation from the Planning Commission; and

**WHEREAS**, The Pleasant View City Planning Commission has made a positive recommendation of the proposed amendment.

**NOW THEREFORE**, Be it hereby ordained that:

**SECTION ONE:** The zoning map of Pleasant View, Utah is hereby amended by reclassifying the following described portion of the incorporated area classified RE-20 (residential) to R-1 (residential) located at 3885 N HWY 89 and 3917 N Hwy 89:

#### PROPERTY DESCRIPTION

**Parcel: 19-403-0001**

ALL OF LOT 1, ESJ SUBDIVISION, PLEASANT VIEW CITY, WEBERCOUNTY, UTAH. (4.81 AC)

**Parcel: 19-403-0002**

ALL OF LOT 2, ESJ SUBDIVISION, PLEASANT VIEW CITY, WEBERCOUNTY, UTAH. (.46 AC)

**Parcel: 19-403-0003**


LL OF PARCEL A. ESJ SUBDIVISION, PLEASANT VIEW CITY, WEBERCOUNTY, UTAH. (.49 AC)

**SECTION TWO:** This ordinance shall take effect immediately upon posting.

**DATED** this 23 day of MAY, 2023.



PLEASANT VIEW CITY, UTAH

  
Leonard M. Call, Mayor

ATTEST:

  
City Recorder

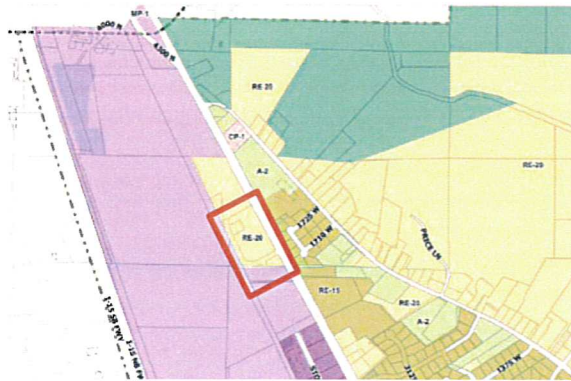
Posted this 30 day of MAY, 2023

This ordinance has been approved by the following vote of the Pleasant View City Council:

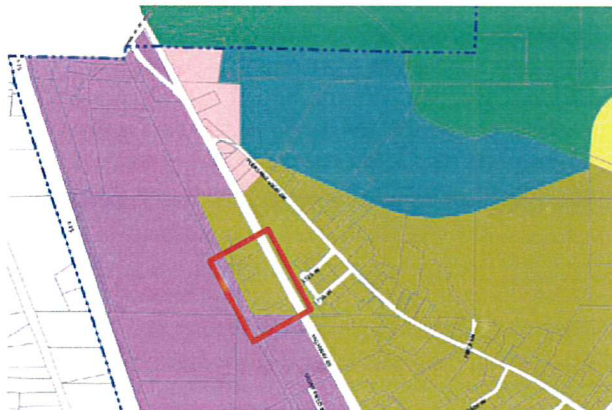
CM Arrington	<u>Yes</u>
CM Gibson	<u>Yes</u>
CM Marriott	<u>Yes</u>
CM Nelsen	<u>Yes</u>
CM Urry	<u>Yes</u>



**Zoning Map**



**Future Land Use Map**



- |  |   |  |
|--|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #92d050; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY RESIDENTIAL<br>(2-3 UNITS/ACRE) | <span style="display: inline-block; width: 15px; height: 15px; background-color: #c080ff; border: 1px solid black; margin-right: 5px;"></span> EMPLOYMENT / BUSINESS PARK | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4682b4; border: 1px solid black; margin-right: 5px;"></span> RURAL RESIDENTIAL - 2<br>(1 UNIT/2 ACRES) |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffb6c1; border: 1px solid black; margin-right: 5px;"></span> NEIGHBORHOOD COMMERCIAL                     |   |  |