

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.



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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



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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.



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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



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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,



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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:



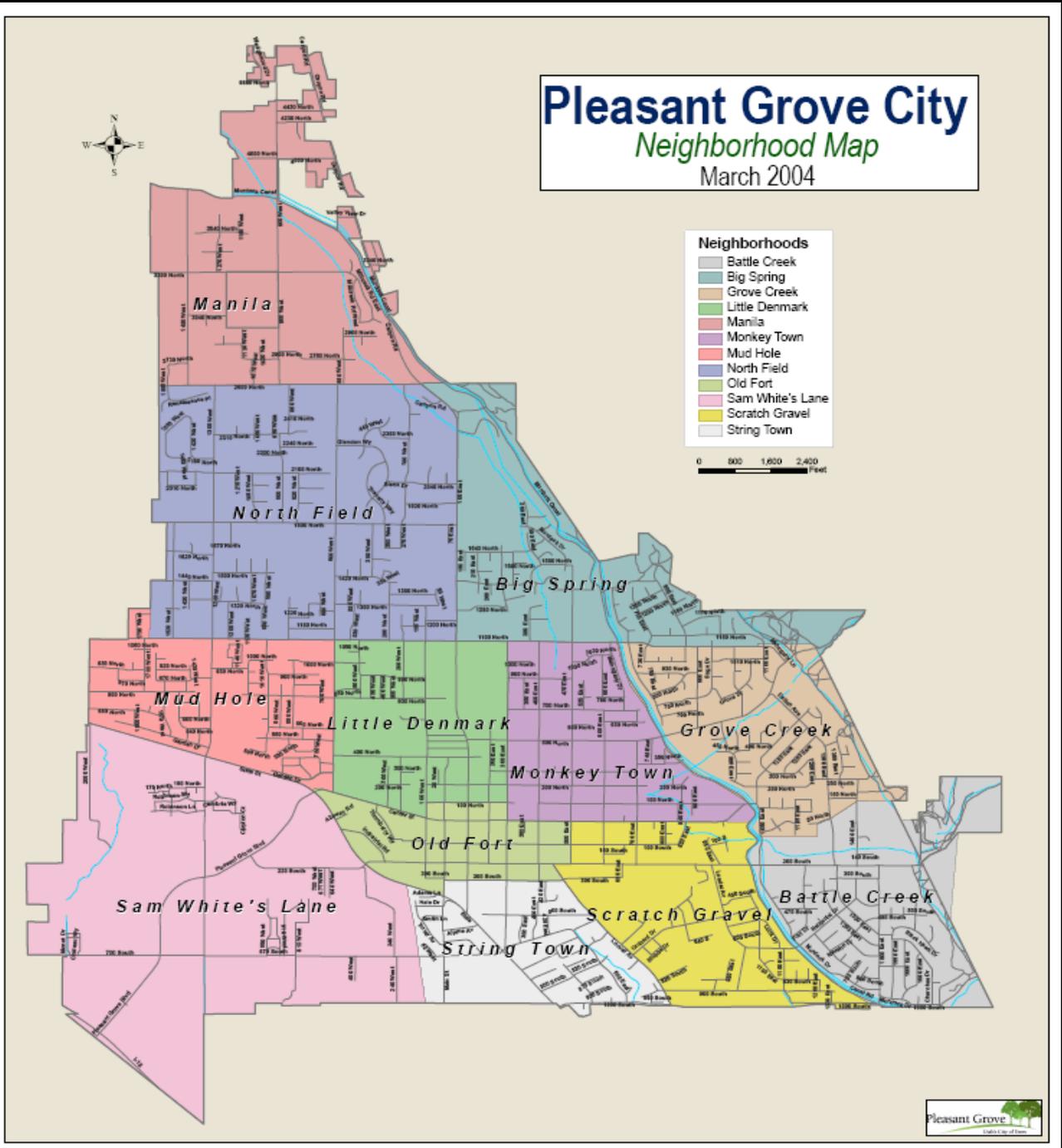
- Accommodating local problems and needs,
- Providing a direct line of communication between the neighborhood, City Staff, and City Council, and
- Obtaining organized assistance from residents of the City.

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.



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EXHIBIT 15. CITY NEIGHBORHOODS MAP



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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 ⁷ 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	



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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