



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.



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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

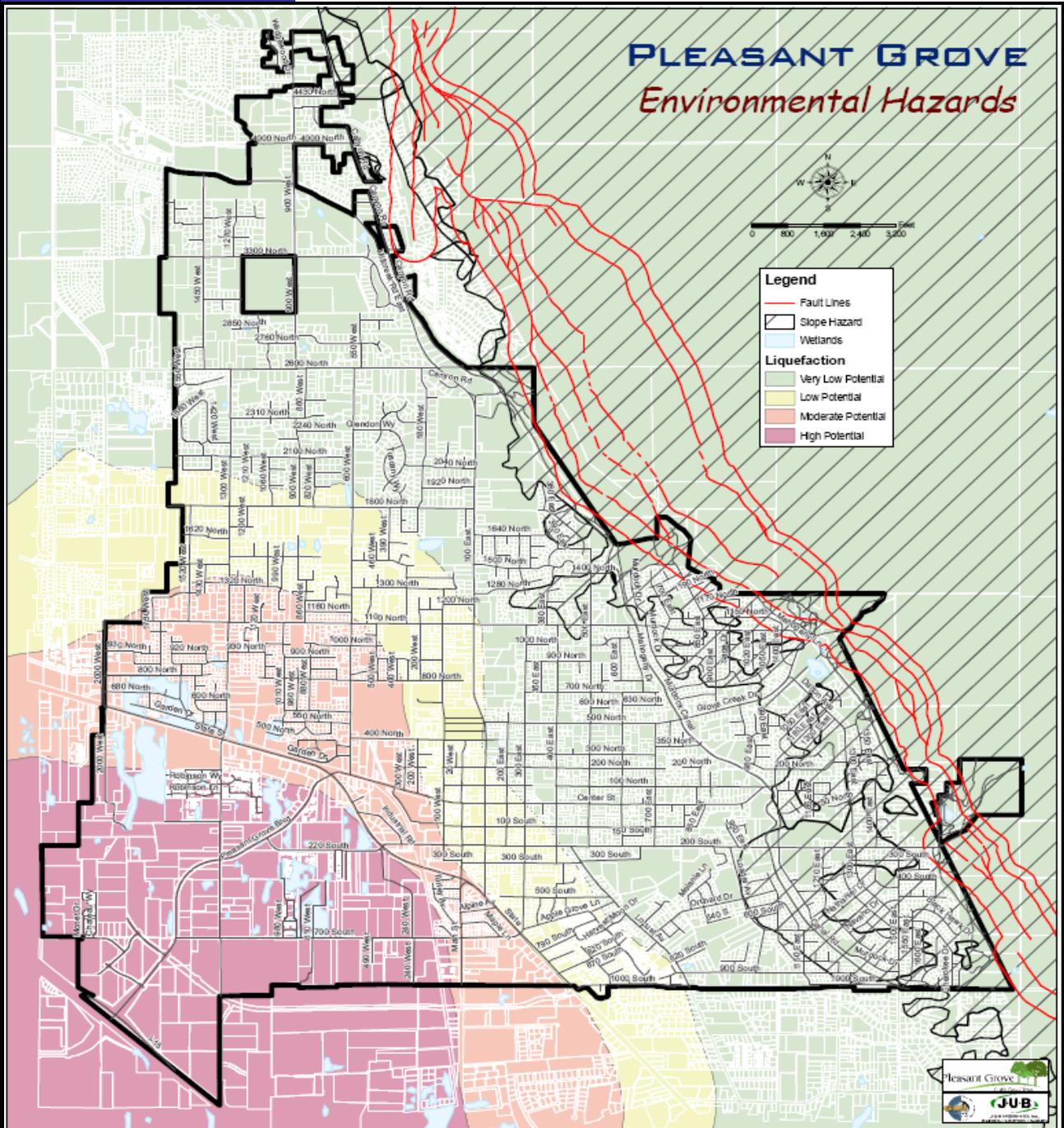
Another aspect of sensitive land is environmentally sensitive areas. These areas can include areas of environmental significance such as wetlands and wildlife habitats. The key to these sensitive areas is to effectively identify and manage them. See Exhibit 17, Environmental Hazards Map.





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EXHIBIT 17. ENVIRONMENTAL HAZARDS MAP





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*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.



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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.

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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



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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