

# Pleasant Grove



Utah's City of Trees

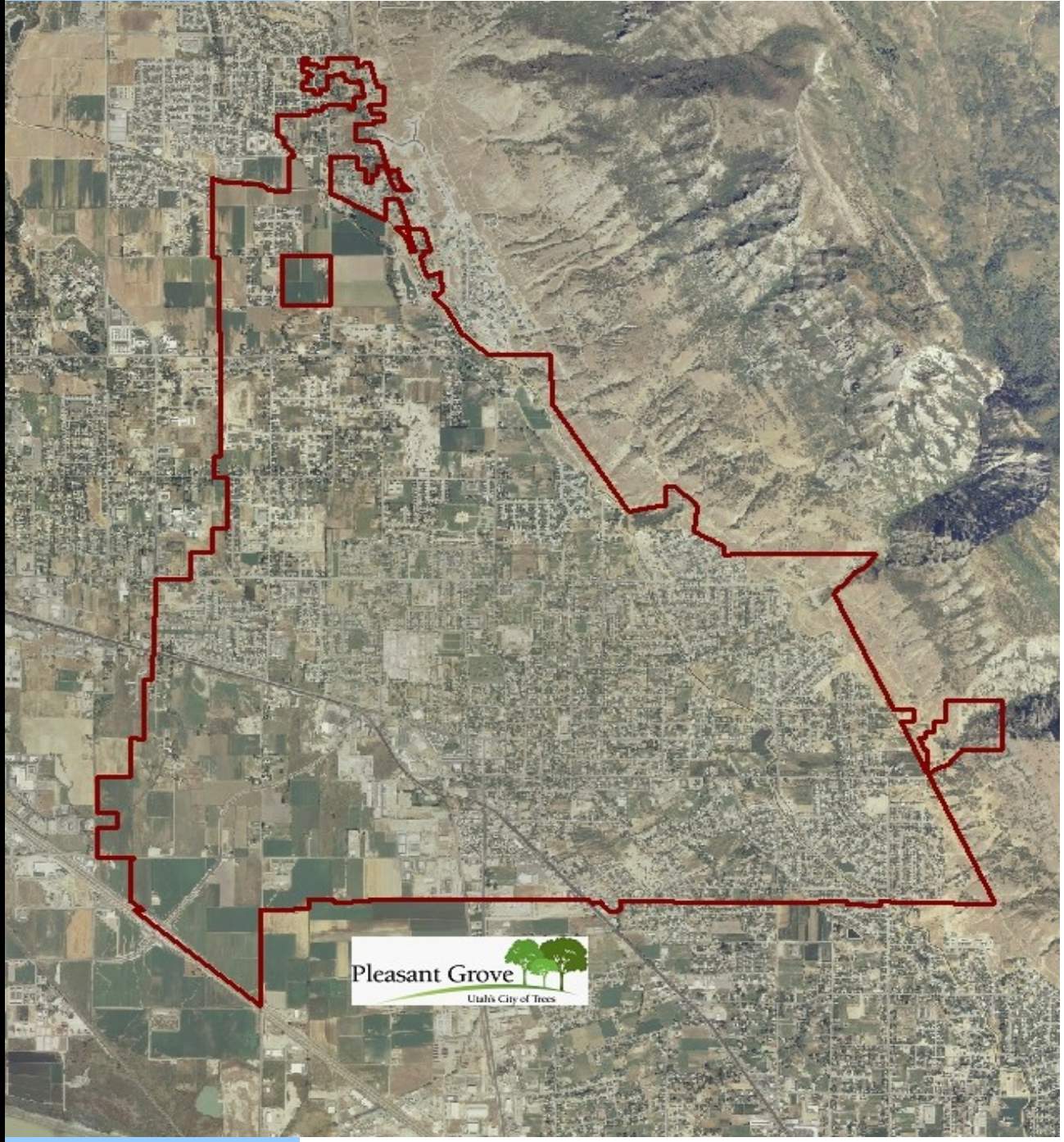
# General Plan



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

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

**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**

Page

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

### **CITY COUNCIL**

Mike Daniels, Mayor  
Mark Atwood  
Cindy Boyd  
Bruce Call  
Lee Jensen  
Darryl McDade

### **PLANNING COMMISSION**

Jay Meacham, Chair  
Eileen Billings  
Phillip Blake  
Gail Christiansen  
Keith Corry  
Michael Gerulat  
Matt Kriser  
Curtis Miner  
Derrick Wade

### **CITY STAFF**

Frank Mills, City Administrator  
Richard Bradford, Economic Development Director  
Gary Clay, Finance Director  
Amanda Fraughton, City Recorder  
Deon Giles, Leisure Services Director  
Tom Paul, Police Chief  
Tina Petersen, City Attorney  
Marc Sanderson, Fire Chief  
Lynn Walker, Public Works Director  
Ken Young, Community Development Director  
Sean Allen, City Planner  
Greg Stockhoff, Assistant City Planner  
Linda Hales, Zoning Clerk  
Barbara Johnson, Building Technician  
Kathy Kresser, Planning Technician  
Sherri Atwood, Police Dispatch Supervisor  
Dave Thomas, Fire Captain

### **INDIVIDUALS AND COMMITTEES**

George Church  
Deanne Taylor  
R/UDAT Implementation Committee  
Neighborhood Committee