



PLEASANT GROVE **GENERAL PLAN**

MAY 2023



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ACKNOWLEDGMENTS

PLEASANT GROVE GENERAL PLAN

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**THE PLEASANT GROVE GENERAL PLAN WAS
ADOPTED BY CITY COUNCIL ON MAY 16, 2023.**



CHAPTER 1

INTRODUCTION

Background

The *Pleasant Grove General Plan* is an official document intended to outline broad planning goals for the City. A general plan serves as a blueprint for decision makers as they evaluate future needs and opportunities on land use regulation and development, future investment, and the allocation of resources. Updating the general plan provides a unique opportunity for the citizens of Pleasant Grove to take a look at their community, to determine what works or requires improvement, and to envision the future and plan for anticipated change.

A general plan is not intended to be a restrictive law but rather an advisory document intended to help City leadership in the creation of ordinances and programs that should be implemented to guide the City toward a common set of goals. Utah State Code requires its creation to address issues such as

general health and safety, future land use issues, economic development, affordable housing, transportation, recreation and other elements. Adoption of the General Plan will ultimately require associated zoning ordinances, development guidelines and other implementation tools to be revised and adjusted to be in alignment with the General Plan.

A general plan is meant to be a living document, with room for flexibility and adaptation. It typically provides meaningful guidance for a period of five to ten years, although it establishes a future vision for the next twenty to thirty years or more. The *Pleasant Grove General Plan* should be reassessed and updated at least once during its lifespan. As conditions change, trends emerge, and priorities shift, plan elements can be revised as needed.

History and Context for the General Plan

A BRIEF SETTING AND HISTORY¹

Pleasant Grove is nestled at the foot of Mount Timpanogos in Utah Valley. Once an agricultural enclave, it is now largely a bedroom community offering sweeping vistas, a central location, and promise of family-friendly neighborhoods. Access to the greater Wasatch Front area is provided by I-15 and US-89, which connect residents to a number of employment and business centers within a short drive from home.

Pleasant Grove's beginnings started under the former name of Battle Creek, a name given by unfortunate events between the indigenous Timpanogos tribe and early Mormon settlers. The early settlement was characterized by a small fort and would not be known by its current name until tensions between the groups had ceased. Pleasant Grove was incorporated as a City in 1855, and from the fort walls sprung a small agricultural community. Through hard work the fertile ground would yield abundant crops of sugar beets, orchard fruits, and most importantly strawberries, from which the City's famed Strawberry Days celebration was born.

The early farming families often sought part-time work outside the community to supplement their income. During WWII, with the building of Geneva Steel to the southwest, they saw an opportunity for higher wages, and many were inclined to giving up small-acreage farming, leading to its gradual decline. Since then, the farms have steadily been developed for housing to accommodate the growing population and increased work opportunities for those who live in the City. Today Pleasant Grove is nearly built out, and is a community beloved by the people who call it home.

¹ History sourced from Utah History Encyclopedia

DEMOGRAPHICS

In order to understand existing conditions and future needs, it is essential to have clear understanding of Pleasant Grove's existing and projected population, age and household composition. This allows one to accurately assess and plan for existing and future needs. A few of these trends described below are noteworthy as being indicative of a City approaching build-out. A full demographic analysis is provided in *Appendix A*.

Pleasant Grove's population has been steadily growing and is expected to continue for the foreseeable future. While estimates vary, the 2050 population is expected to number close to 50,000 people, for about a 30-percent increase from today's population. While still younger than most of the state and nation, the median age of 26.8 in 2020 was up more than three years from 2000. Concurrently, household size is decreasing, with the average size being 3.33 in 2020, down from 3.83 in 2000. Combined these trends indicate that while the populace is growing, it is also aging and having fewer children - trends which underscore the need to provide adequate housing options and make adjustments the provision of important services such as parks and trails.





The Role of Public Engagement

Engaging the public was an essential component of the planning process, helping to ensure that the General Plan accurately addresses existing and future needs while providing a clear future vision for the City to grow and change. As summarized below and detailed in *Appendix B*, an extensive engagement process was utilized, providing multiple opportunities for the public to comment, identify issues and provide feedback as the plan was developed.

PLAN ADVISORY COMMITTEE

A Plan Advisory Committee was established during the early stages of the project to review progress and provide guidance as the plan was formulated. The committee included representatives of the City Council and Planning Commission, local business and development community representatives, City staff, and other community representatives and residents. The Plan Advisory Committee met four times at key stages of the planning process, as follows:

During a Kickoff Meeting held early in the process: The planning process was introduced to the committee at this meeting.

To review Initial Analysis findings: A summary of initial public input along with existing conditions findings were presented and discussed.

Prior to the Public Workshop: The committee participated in a “dry-run” of workshop activities including a Guiding Principles prioritization exercise.

Following the Public Workshop: A summary analysis of public feedback from the workshop was presented and discussed.

Following distribution of the Draft Plan: The Draft Plan and public input received during the Draft Plan Public Open House meeting were reviewed and guidance provided.

PUBLIC MEETINGS

The planning processes included three public meetings: a Public Input Meeting at the beginning of the process, followed by a Public Workshop once preliminary concepts and ideas had been developed, and finishing with a Draft Plan Open House to receive public input prior to the commencement of the formal plan adoption process.

PUBLIC INPUT MEETING AND SOCIAL PINPOINT

The Public Input Meeting was held in March 2022. This open house consisted of a series of stations and comment boards to allow the public to indicate their preferences regarding topics such as land use, transportation, housing, Downtown, and park, trail and recreation features. The event had approximately 40–50 visitors.

Concurrently, an online engagement component ran during the month of April for those who could not attend the in-person meeting. Utilizing SocialPinpoint, an online mapping engagement tool, visitors were invited to leave mapped comments and respond to a questionnaire regarding the same topics presented at the in-person meeting. The online engagement received nearly 5,000 visitors, with 217 map comments, 391 questionnaire responses, and 111 comments submitted. The detailed feedback is documented in *Appendix B*.

PUBLIC WORKSHOP

A Public Workshop was held in June 2022 as part of the Strawberry Days Firemen Breakfast to help confirm the vision for the plan and identify planning ideas and alternatives for land use in the City. Visitors were invited to review proposed land use and transportation concepts for the city and submit feedback via a short questionnaire. The workshop had more than 100 visitors and received 36 questionnaire responses.

DRAFT PLAN OPEN HOUSE

A Draft Plan Open House meeting was held on March 1, 2023 to provide the public an opportunity to review and comment on the Draft Plan prior to the formal plan adoption process. Ideas were documented, analyzed and reviewed with the Plan Advisory Committee and City staff for consideration and guidance.

PROJECT WEBSITE

A project website was established at the commencement of the project, providing access to background information, project documentation, ideas and updates. The website included information on meeting dates and times, and provided copies of presentation materials, notes and survey results. The website also included an email list sign-up, comment tools and contact information, updates on plan progress, draft plan documents and links to the online public meetings.



WELCOME

Pleasant Grove is the cherished community that many people call home. With our adjacency to the Wasatch Mountains, a well-preserved historic downtown and a unique positioning between work centers in Provo and Lehi, our city provides a high quality of life to our residents and is an enviable place to live.

With Pleasant Grove's many positive qualities, new growth and development pose both opportunities and challenges, and a proactive planning approach is required in order to maintain what people love about this place. The City's General Plan was last updated in 2007. Since that time, Utah County and the entire Wasatch Front have experienced unprecedented growth and change. Now is the time for Pleasant Grove to address future needs and challenges, and determine how we will Grow Together by updating the General Plan.

TOP ISSUES CONCERNING RESIDENTS

1. Encourage more business diversity/options and draws for locals and visitors (retail, food, small business)
2. Roads need resurfacing/maintenance
3. Concerns with higher density housing/unregulated growth and development
4. Desire for a splash pad or indoor pool
5. Heavy vehicle traffic or congestion concerns
6. Desire for more parks and open space to accommodate population growth and improve access



PLAN STRUCTURE

The Pleasant Grove General Plan provides a comprehensive vision, recommendations and priorities for the future City. It is divided into nine chapters as follows:

CHAPTER 1: INTRODUCTION provides a background for the plan, a brief City history and demographic assessment, a synopsis of the community engagement process, and explains the plan structure and how to use the general plan.

CHAPTER 2: LAND USE discusses recommendations for future land use and other general considerations for future developments and improvements. The chapter also provides a detailed look at Downtown Pleasant Grove and explores strategies for revitalizing the district.

CHAPTER 3: TRANSPORTATION outlines transportation facilities and elements to meet current and future demands and highlights active transportation considerations.

CHAPTER 4: MODERATE INCOME HOUSING addresses moderate income housing requirements and includes other strategies to diversify the community's housing options.

CHAPTER 5: ECONOMIC DEVELOPMENT provides an analysis of the City's commercial tax base and recommendations for improving sales and other capture rates.

CHAPTER 6: PARKS, OPEN SPACE, RECREATION, & TRAILS examines the system of parks and open spaces throughout the City and the networks that can or should connect them.

CHAPTER 7: UTILITIES & SERVICES describes the community services that support the livability of the community.

CHAPTER 8: ENVIRONMENT & SUSTAINABILITY describes the natural resources of the community and provides recommendations for protections, management and improvements.

DETAILED APPENDICES supplement the plan with detailed background and analysis data compiled as part of the planning effort.

Each chapter concludes with an actionable list of Goals, Strategies and Action Items to guide decision making in implementing the ideas expressed in the plan. These lists are not exhaustive, and the City should pursue any available opportunity to take action on implementing a goal or goal principle whether or not an action is listed herein.

GUIDING PRINCIPLES

Throughout the public involvement process, it was clear that Pleasant Grove is caught between two trajectories of thought. On one hand, many residents want to preserve the small-town feel of the community. For many, this is a primary reason they choose to live here, and they have concerns regarding higher density development and the impact it will have on the feel of Pleasant Grove, demonstrating the importance to minimize the negative impacts of growth and related challenges. At the same time, many residents also desire a greater variety of amenities and increased services not typical of a bedroom community. They desire to revitalize districts such as Historic Downtown, and to improve the community through increased amenities such as shopping, dining, parks and recreation. Based on this feedback, a set of **Guiding Principles** were established to guide the development of this plan and seek a balance between these views.

GUIDING PRINCIPLES

1. Enhance and preserve Pleasant Grove's sense of place through careful planning that respects the City's established neighborhoods and history.
2. Elevate Historic Downtown Pleasant Grove by expanding opportunities for infill development/redevelopment, establishing distinctive gateways, and continued investment in infrastructure and amenities.
3. Preserve the character of existing neighborhoods while accommodating a full range of housing types to meet the economic, lifestyle, and life-cycle needs of residents.
4. Maintain and expand the park system to fill gaps and ensure equitable access to open space throughout the community.
5. Transform key corridors of the City to absorb growth, connect neighborhoods and provide a full range of transportation modes.
6. Improve connectivity between neighborhoods by developing a priority network of trails that connects residents to Downtown, parks and open spaces, and neighboring communities.



CHAPTER 2 LAND USE

Vision

Pleasant Grove is a community with a unique sense of place that is highly valued by its residents. These conditions should be both preserved and enhanced through careful planning that respects the City's established neighborhoods and its history. Key activity centers, such as Historic Downtown and the Grove, should be elevated and enriched by expanding opportunities for infill development/redevelopment, establishing distinctive gateways, and continued investment in infrastructure and amenities.

INTRODUCTION

A clear land use vision is critical to guide future growth and development and to maximize infrastructure investment. The ideas that are encapsulated in the following pages reflect the desires and aspirations that were heard through the community engagement process, which were then translated into clear policies to help guide future growth and change. While the ideas illustrate a vision of the future of Pleasant Grove as a whole, they are multi-faceted and most likely to be implemented one project at a time rather than collectively.

This chapter is about the creation and enhancement of quality places in Pleasant Grove, which in turn improve the quality of life. It embodies a mix of uses and housing options, good design, effective public spaces and green spaces, and multiple options for transportation. The future land uses should be appropriately scaled for people, walkable, comfortable, safe and welcoming. Ultimately, they should embody quality places that together create a place that local residents are proud to call home.

EXISTING LAND USE

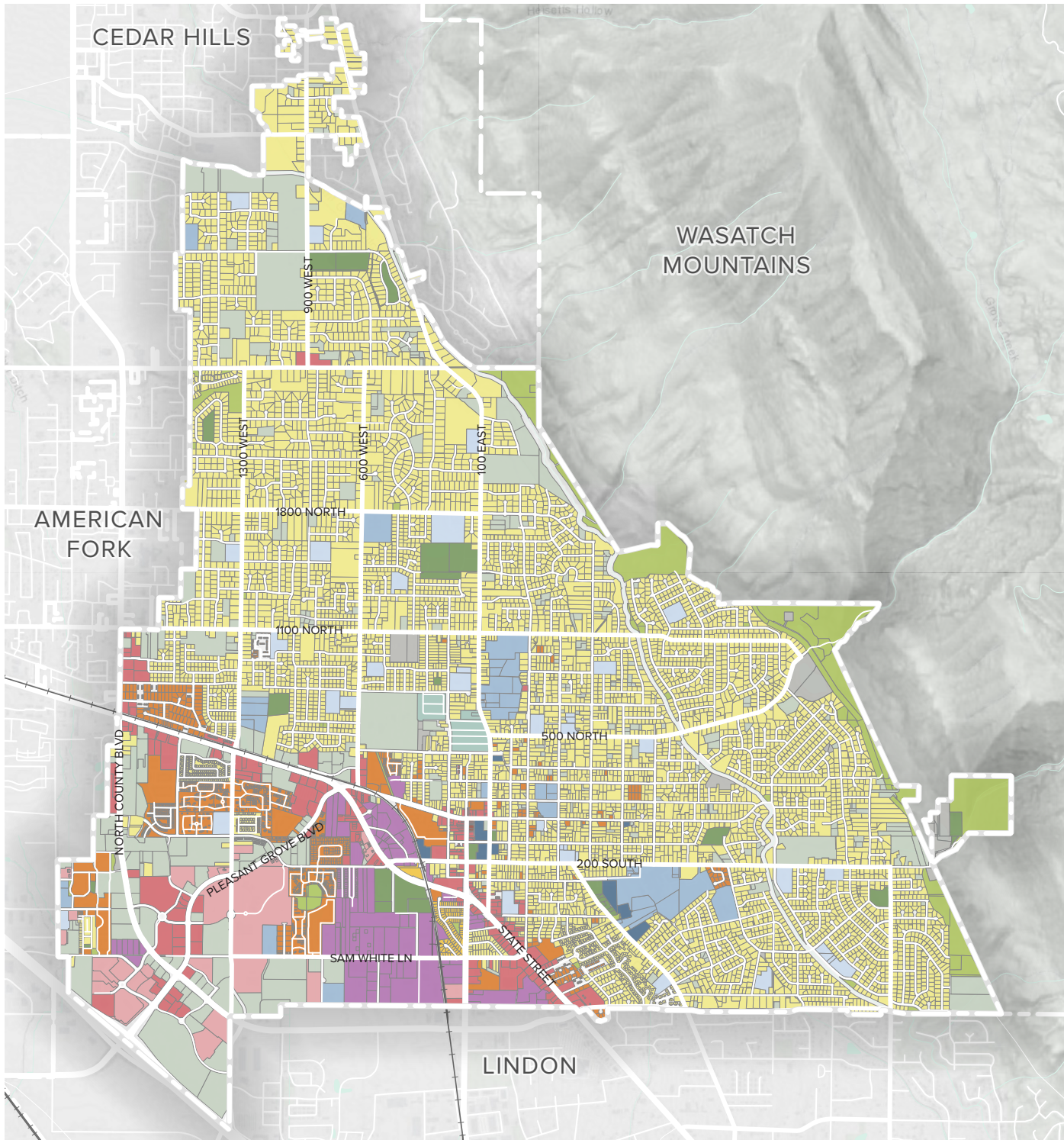
Existing land use patterns in Pleasant Grove are a reflection of local history, with distinctive eras of growth and expansion that have shaped the city over time. This includes the small-block pioneer town that is now Downtown, the larger grids of the original farm areas on the northern and eastern parts of the city, and the expansive subdivisions that have predominated recent years. **Map 2.1** clearly illustrates these existing patterns, providing an overview of past growth and development trends and offering an indication of where future planning opportunities lie.

Table 2.1 paints a detailed picture of the existing City, which covers an area of more than 67,000 acres. The bulk of developed land consists of single-family residential neighborhoods, interspersed with civic uses such as City Hall, parks and churches. Nearly 300 acres of multifamily residential are located along the State Street corridor or in the Grove. The city currently includes more than 350 acres of commercial and office uses and more than 200 acres of light industrial land, most of which are primarily located along and southwest of State Street. Parks and open spaces account for more than 300 acres. Only 565 acres remain of agricultural, vacant, or undeveloped uses. Much of this remaining undeveloped land is projected to develop in the near future for either single-family residences or commercial use.

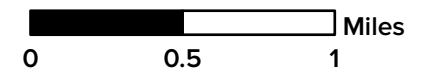
TABLE 2.1 - EXISTING LAND USE

Use	Existing Acres (2022)	% of Total
Single-Family Residential	2,616	45.6%
Multifamily Residential	292	5.1%
Manufactured Homes	14.5	0.25%
Mixed Use	0.5	0.01%
Commercial	201	3.5%
Office	152	2.65%
Industrial	207	3.6%
Civic	18	0.3%
Education	147	2.6%
Religious	105	1.8%
Cemetery	24	0.4%
Park	91	1.6%
Open Space	233	4.1%
Vacant or Agricultural	565	9.85%
Utilities	50	0.9%
Roads	1018	17.8%
Total Acreage:	67,319	100%

MAP 2.1 -
EXISTING LAND USE



- Single-Family Residential
- Manufactured Homes
- Multifamily Residential
- Mixed-Use
- Commercial
- Office
- Industrial/Manufacturing
- Civic
- Educational
- Religious
- Cemetery
- Park
- Open Space
- Vacant or Agricultural
- Utilities
- Railroads
- Wetlands
- City Boundary



FUTURE LAND USE

To adequately address increasingly complex needs and to ensure that future growth meets the needs and expectations of the community, a clear, long-term land use concept needs to be implemented. As supported by public input, this should begin by preserving and protecting established areas, and facilitating focused development and redevelopment that will help create a more diverse and unique city.

As illustrated in the Future Land Use Map (**Map 2.2**), future land uses are envisioned to strike a balance between maintaining well-established existing uses and encouraging new uses and districts that create compatible relationships and provide logical transitions. Generally, future land use modifications should focus on stabilization and enhancement efforts that maximize infrastructure and services; embrace local history and traditions; strengthen established patterns; enhance and complete the existing park and open space system; provide a wider range of well-distributed parks and trails; and support the development of a balanced road system that meets the needs of all users – drivers, cyclists and pedestrians alike.

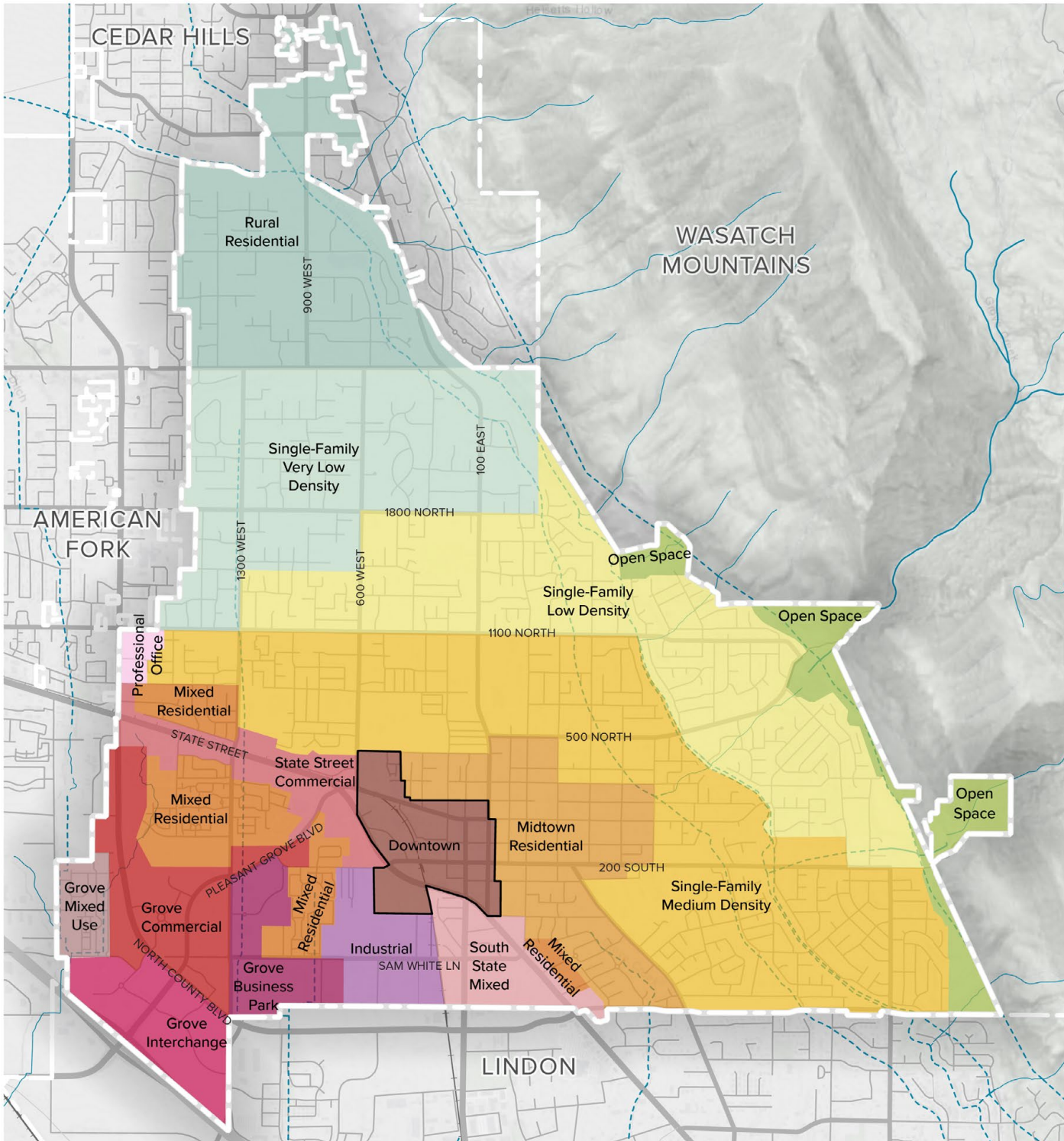
Support for a rejuvenated and thriving Downtown is a central feature of this plan with a focus on significant investment, development and redevelopment. These changes will not only provide a wider range of services and opportunities, but will help create a new “sense of place” while preserving the established small town vibe. The result will be a robust and exciting Downtown while retaining the essence of what makes Pleasant Grove a wonderful city to live. It will be a place that residents will continue to enjoy and new generations can discover and embrace.

CHARACTER AREAS

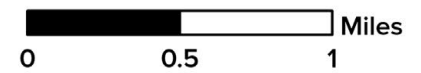
The Future Land Use Map indicates a range of land use “Character Areas” that present a vision of how the city will take shape over the next 10 to 20 years. Since Pleasant Grove is nearly built out and little vacant or agricultural land remains, it is envisioned that most land use patterns will remain the same, particularly in well-established residential neighborhoods and similar districts. In this context, the Future Land Use Map serves as a guide for preserving and strengthening those areas. In other locations such as Downtown and the Grove, moderate changes to land use and form are envisioned primarily through zoning revisions and placemaking strategies.

The Character Areas described on the following pages and depicted on the Future Land Use Map are intended to be primarily illustrative in nature, and should not be inferred as establishing strict boundaries and delineations. Interpreting these areas as part of establishing zoning modifications and placemaking strategies following the adoption of this plan will require detailed assessment and interpretation, and may vary accordingly.

MAP 2.2 -
FUTURE LAND USE



- Downtown
- Grove Business Park
- Grove Commercial
- Grove Interchange
- Grove Mixed Use
- State Street Commercial
- South State Mixed Neighborhood
- Professional Office
- Industrial/Manufacturing
- Mixed Residential
- Midtown Residential
- SF Residential (Medium Density)
- SF Residential (Low Density)
- SF Residential (Very Low Density)
- Rural Residential
- Open Space
- City Boundary
- Stream/River - Perennial
- Stream/River - Intermittent
- Canal/Aqueduct
- Railroads



Residential Land Uses



RESIDENTIAL CHARACTER AREAS

RURAL RESIDENTIAL

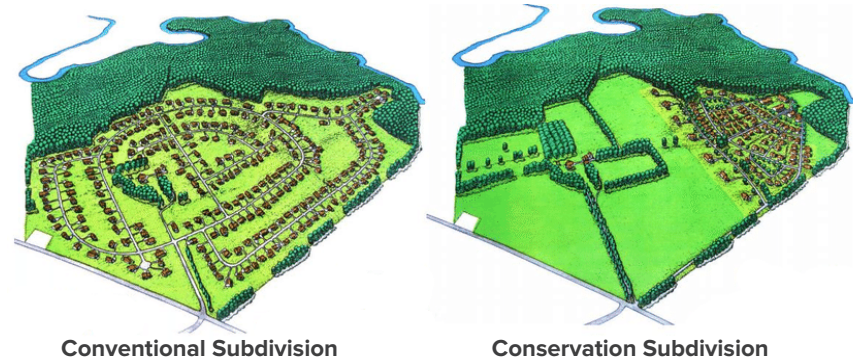
This designation applies to the far northern Manila Neighborhood of the City, which is characterized by either older single-family homes that maintain an agricultural use on their property, or newer estate lots that are arranged as part of subdivisions. Properties in this area are intended to have a minimum size of 1/2-acre, which is intended to maintain the open feel of the area.

Manila is home to some of the last remnants of farmland in the City, which is ultimately anticipated to develop as residential in the near future. As remaining agricultural properties develop in this area, the larger properties are encouraged to develop as conservation subdivisions, clustering homes together to preserve a common open space, helping to preserve the rural, open feel of the area and reducing the cost of extending utility and infrastructure services. In this scenario, a minimum of 30% of the land would be preserved as open space and trail corridors, and densities are not increased, as demonstrated by **Figure 2.1**.

Applicable Zones: A-1, R-R, R1-20



Figure 2.1 - Conservation Subdivision Concept



Source: Randall Arendt, Rural by Design



SINGLE-FAMILY RESIDENTIAL (VERY LOW DENSITY)

These areas are similar in quality to the Rural Residential category, characterized by single-family homes on large lots. Properties here are intended to be a minimum of 1/3-acre in size to accommodate a slightly more compact subdivision layout while still maintaining the semi-rural character of the area. Rural zoning still applies to existing zones within this area, allowing for limited agricultural use.

Applicable Zones: R-R, R1-20, R1-15



SINGLE-FAMILY RESIDENTIAL (LOW DENSITY)

Low Density Residential areas are neighborhoods characterized by single-family homes, typically as part of subdivisions. These areas are intended to serve as a buffer between Medium Density Residential and the Very Low/Rural Residential areas, and should maintain densities of two to four units per acre.

Applicable Zones: R1-15, R1-12, R1-10



SINGLE-FAMILY RESIDENTIAL (MEDIUM DENSITY)

Medium Density Residential areas represent the largest land use in the City. They serve as a buffer between Low Density Residential areas and all other uses closer to the core of the City. These areas are recognizably familiar suburban neighborhoods that contain single-family homes at four to five units per acre. The neighborhood character typically varies by age of buildings, as these districts include both the older grid layout of the City core and subdivisions representing multiple decades of growth and development.

Applicable Zones: R1-8, R1-9, R1-10

Credit: Google Maps

Credit: Google Maps

MIDTOWN RESIDENTIAL

The Midtown Residential designation applies to the neighborhoods directly adjacent to Downtown and South State Street. This area is distinctively characterized by a diverse mix of homes of varying ages and types, including single-family houses, du-/tri-/four-plex homes, and planned developments. Most of the City's historic housing stock is located in this area, which should be preserved to the greatest degree whenever possible. The area is primarily built-out, although a number of opportunities for infill remain. The street network in this area generally follows a grid pattern, and is marked by large street trees that line the streets, helping to create a distinctive neighborhood feeling.

Due to its proximity to Downtown and State Street commercial areas, this district plays an important role in the revitalization of the City's core, as it can help support a 24/7 demand for Downtown's commercial services. The inclusion of active transportation infrastructure such as complete sidewalks and bike lanes should be a priority in encouraging residents to frequent Downtown. The area is envisioned to remain predominantly single-family in character, but also offers a unique opportunity for providing "missing middle" housing, such as duplexes, twin homes, and similar forms of housing which are a good fit for the area and provide options for young families who otherwise cannot afford a single-family residence yet do not desire to live in a higher density apartment complex. This "missing middle" housing should be encouraged in this area provided they are compatible in scale and form with the existing neighborhood. Adopting new regulations that support the creation of such housing options will be an important component of creating a community that meets the housing and lifestyle needs for a full range of life stages and family situations.

Applicable Zones: R1-8, R1-7, RM-7



Credits: Curbed Atlanta, Feaster Realty, Google Maps



MIXED RESIDENTIAL

Mixed Residential areas are intended to provide a wide variety of housing options. While consisting of predominantly high-density multifamily neighborhoods, these areas contain a mix of single-family, du-/tri-/four-plex homes, senior housing, and larger-scale apartment/condominium uses. These areas play an important role in the community, as they provide a range of housing options and price-points. These areas are located in close proximity to job centers, regional highways, and will soon have access to improved transit. Future improvements in these areas should focus on rehabilitating aged housing stock and providing access to amenities such as parks and trails.

Applicable Zones: RM-7, CS-2, Grove Mixed Housing

POTENTIAL DEVELOPMENT TOOLS

CLUSTERED DEVELOPMENT

Clustered development, or conservation subdivisions, are a land development concept that encourage or require development to be “clustered” on a portion of the site, with the remaining portion of the site preserved as open space to serve the specific development, the surrounding neighborhood, and city as a whole. This tool has been used successfully in nearby communities, and will play a key role in helping to meet the growing demand for housing in close proximity to open space, parks and trails. Open space standards in these developments can be applied as a strict requirement or on an incentive basis, with slight increases in density as part of a brokered development plan and agreement.

In Pleasant Grove, the tool may have some potential in preserving remaining open space and the rural feeling of the Rural Residential area.

DENSITY AVERAGING

Density averaging is a development tool that reduces minimum lot sizes for some lots within a development in exchange for others being larger – leading to a total number of lots that is equal to what otherwise would be allowed using standard lot size requirements, has proven to be a valuable tool that can yield a variety of lot-size options. The variety provides the developer with the benefit of a more diversified product portfolio, while offering the public the benefit of integrating more affordable lots into the same neighborhoods as more costly lots. Variety, integration, and diversification is a cornerstone of creating a balanced community of lasting value that is less likely to result in the congregation of lower-valued residences that turn into blighted and problematic neighborhoods.

Mixed-Use, Commercial & Industrial Land Uses

CHARACTER AREAS

DOWNTOWN

Downtown Pleasant Grove is the heart and soul of the City. In years past this district has been overlooked, but has gained renewed interest in recent years as being reestablished as the centerpiece for Pleasant Grove. The heart of Downtown is Historic Main Street, which provides quaint, walkable storefronts and old-time charm. An existing mix of various commercial and residential uses are found on the surrounding blocks. Downtown also serves as the civic center of Pleasant Grove, with key facilities such as City Hall, the police and fire station, and the library already established here. The new Downtown Park is also a key gathering place for City events such as Strawberry Days.

Downtown is envisioned to become a walkable mixed-use destination that draws people from within and out of the City to shop, dine, work, live, or play. Redevelopment and infill projects are the key types of change envisioned for the area, which will help to establish the greater Main Street district as a robust and thriving Downtown. Detailed concepts and ideas for Downtown will be addressed later in this chapter.

Applicable Zones: Downtown Village



Credit: Michelle Armistead, Pinterest



SOUTH STATE MIXED NEIGHBORHOOD

The South State Mixed Neighborhood is an area bounded by State Street, the railroad tracks west of Main Street, and the City's southern border. In this triangle of land, a wide variety of uses exist at present, ranging from commercial sales to a variety residential and light industrial uses. Though somewhat oddly juxtaposed, this group of uses can be leveraged to promote an interesting, diverse, and walkable neighborhood that will serve as a southern extension of Downtown.

Commercial uses in this area should generally front State Street or Main Street, with residential uses located to the rear of these uses or within their existing zones. Many of the existing buildings in this area are aged and may require redevelopment in the future. However, no significant change in use is proposed at this time so as to focus energy on the renewal of Downtown.

Applicable Zones: C-S, C-G, CS-2, R1-8, RM-7

A NOTE ABOUT MIXED-USE AREAS

Mixed-use areas should provide retail sales, services, eateries, and related activities to help make the area more diverse and interesting. The mixes should preferably be vertically mixed, with retail uses located on the main floor, and offices, residential and similar uses located above. It is envisioned that the bulk of upper-level use will be multifamily residential space. Congregating a dense population base in a mixed-use and walkable center will help to:

- **Concentrate the provision of activity and services** for a greater number of people into a smaller footprint, thereby reducing the cost of infrastructure and overall tax burden.
- **Create a stronger property tax base** that better supports the infrastructure costs of rural and suburban areas in other parts of the City.

- **Create the demand for the street-level commercial services**, thereby strengthening the commercial tax base.
- **Facilitate the viability of public transportation to the area**, creating transit-oriented development that will raise the street infrastructure improvement priority for funding awards from the State.

As indicated, a range of uses should be allowed on floors above the street-level commercial uses, as long as the buildings are constructed in a manner that facilitates potential changes in use over time, and which adequately insulates the noises, smells, vibrations, and similar negative impacts within the same building.

A mixed-use commercial street should be designed to prioritize pedestrian and bicycle use. Where pedestrians and vehicles may come into conflict, the street infrastructure should be organized and developed in a manner that clearly indicates pedestrians have priority.

STATE STREET COMMERCIAL

The State Street Commercial area encompasses the commercial frontage along State Street, extending from Pleasant Grove Boulevard to the west border of the City. This corridor is dominated by auto-oriented commercial uses, including big-box shopping areas, gas stations, vehicle repair shops, and drive-through restaurants, which are expected to remain long-term. Although the streets in vehicle-oriented commercial areas are designed to shift usage priority toward vehicles, they should still provide safety and ease of use for pedestrians, including complete sidewalks and safety crossings at intersections.

Applicable Zones: C-G, CS-2, Grove Commercial Sales

GROVE MIXED USE

This mixed-use area is a subdistrict of The Grove, located at the far west of the city and bounded by North County Boulevard, Sam White Lane, and approximately 100 South. The area is partially developed at present, and is envisioned as a horizontally separated mixed-use neighborhood, with mixed residential uses at the interior and commercial at the periphery.

It is recommended that commercial properties in this area focus on providing meaningful small-scale retail and dining amenities within walking distance of the adjacent residential uses wherever possible. Additionally, consideration should be given to provide adequate pedestrian connections to the future bus-rapid transit service on North County Boulevard.

Applicable Zones: Grove Mixed Housing, Grove Commercial Sales

GROVE COMMERCIAL

The Grove Commercial area is a subdistrict of The Grove devoted to commercial sales. The area is primarily an auto-oriented business district encompassing a variety of retail, hotel, small event centers and a theme park. It is expected that remaining available land in this area will develop in a similar fashion.

Applicable Zones: Grove Commercial Sales



Credit: Amsource



Example of horizontally separated mixed-use development

Credit: Google Maps



Credit: Magleby's

Credit: Deseret News



GROVE BUSINESS PARK

The Grove Business Park area is a subdistrict of The Grove and primarily contains the Doterra corporate campus, other office buildings, and retail uses. It is expected that remaining available land in this area will develop in a similar fashion.

Applicable Zones: Grove Commercial Sales, Business Park Overlay, BMP

Credit: Realia



GROVE INTERCHANGE

The Grove Interchange is a subdistrict of The Grove, adjacent to the I-15 interchange at Pleasant Grove Boulevard. The area supports the highest intensity commercial uses in the Grove, including large office buildings, auto-oriented retail and dining, and automobile sales. The remaining available land in this area is quite valuable and likely to develop as similar office and retail uses. As the I-15 interchange is redeveloped, coordinating traffic movement with the existing land uses in this area will be critical. This coordination will be addressed in greater detail in *Chapter 3: Transportation*.

Applicable Zones: Grove Interchange

PROFESSIONAL OFFICE

This area includes frontage along North County Boulevard north of State Street. With its proximity to American Fork Hospital, the area is primarily envisioned to contain medical professional offices as part of the greater hospital district area.

Applicable Zones: P-O

Credit: Google Maps



INDUSTRIAL/MANUFACTURING

The Manufacturing District is located in the southern part of the City between The Grove and South Main Street. The majority of the area is developed, including a variety of manufacturing warehouses, flex uses, storage facilities, industrial yards, and a charter school. The district is bisected by Sam White Lane, which provides important access to I-15 and Geneva Road. Existing uses are expected to be maintained in this area, with remaining land to develop as a manufacturing use.

Applicable Zones: M-D

Open Space & Public Land Uses



OPEN SPACE

Open space uses include a range of natural open spaces, parks and recreation uses, and agricultural land. Additional detail regarding Parks and Recreation can be found in *Chapter 6*.

It is anticipated that most remaining agricultural land will be developed as the city approaches build-out. A few open areas in the foothills at the City's eastern edge should remain as open space sensitive areas. Due to their steep terrain and adjacency to public wildlands, they are best left preserved from development.



PUBLIC FACILITIES

Existing civic uses, including City Hall, the library, schools, churches and similar uses are expected to remain in their current locations. Pleasant Grove generally has sufficient facilities for its needs, but as the City continues to grow in the future, additional services and locations to house them may be required to ensure essential public facilities needs are met.



Credit: Big D Construction

DOWNTOWN PLEASANT GROVE

Downtown Pleasant Grove is many things to the community. Historic Main Street is richly charming, beloved by local residents as a place to take friends and family to shop, eat, or find entertainment, and is among the best preserved historic downtowns in the region. Downtown also plays an important role as the civic center, currently being home to City Hall, the library, emergency services, and a venue for community events. The area harkens to the Pleasant Grove of a bygone era, yet has struggled in recent years to remain vibrant. Some uses in and around the area are tired or incompatible with what Downtown is envisioned to be, and attracting consistent foot traffic is a constant challenge for businesses. When polled about where future growth and development should take place in Pleasant Grove, the public indicated strong support for Downtown, with the caveat that it should be become something more than it is today. People desire opportunities and reasons to come here more often. The transformation of Downtown into the “heart of the city” is a clear and obvious top priority for the community, and every possible effort should be made to help it grow and thrive.

The future Downtown Pleasant Grove is a place where history and tradition meets new and emerging uses, where long-established activities thrive and new ideas and undertakings are given opportunity to take root and grow. While Historic Main Street is undoubtedly the “heart” of Pleasant Grove, redevelopment and an expansion of Downtown in a manner that breaks away from the confines of Main Street will be critical to its success. The following vision for a modified and expanded Downtown goes beyond the historic use as solely a commercial and civic core, and supports a new and appropriately-scaled mix of commercial and residential uses and forms that will eventually form a cohesive living/working activity center while preserving the identity of the district.

PLEASANT GROVE DOWNTOWN PREFERRED CONCEPT

OVERVIEW

The future concept for Downtown Pleasant Grove acknowledges the importance of Historic Main Street as an important component of a larger neighborhood district. Previous plans have placed attention solely on Historic Main Street as an area for change, though in reality this two-block section is already well-established and limited in size, making it difficult to bring significant development energy to the area. Center Street has seen some positive changes with new developments, but these are far from Main Street, and Downtown has yet to be realized as a compact, walkable district. This plan offers a new path forward by leveraging adjacent areas to Historic Main as part of a larger, more energized neighborhood. This concept centers Downtown around Main Street between Center Street and State Street, and 200 South between Main Street and State Street. 200 South presents multiple positive characteristics for bolstering Downtown as a district, as it contains multiple vacant or underutilized properties ready for transformation, and offers promise as an active transportation corridor for the community. The aged industrial district at the west

“A downtown should be a multiuse and multipurpose district... These activities reinforce each other and make the downtown lively.

Housing provides the residential population to patronize and augment demand for downtown businesses, and downtown residents help create a safe and lived-in atmosphere. Professional offices provide the lunchtime crowd for downtown eateries, and entertainment venues attract people from all over the region to the downtown. Retail uses give people a reason to go downtown on the weekends when offices are closed.

A conglomeration of downtown land uses creates **sybiotic relationships** that positively reinforce each other and generate centripetal force for the downtown.”

American Planning Association

of Historic Main Street is also envisioned as a promising area for redevelopment. Ultimately, change in these areas will require a number of bold actions, including the introduction of new land uses and investments in transportation and infrastructure. With this investment, these disparate areas will form a singular district that has the potential to reactivate Historic Main Street and create a thriving Downtown that people love to be a part of.

LAND USE AND URBAN DESIGN

As illustrated in **Map 2.3** and the following example images, a number of land use/character changes and associated enhancements are anticipated for Downtown Pleasant Grove, each helping to transform the area into a cohesive place for local residents and visitors alike. These include the facilitation of a wide range of commercial, office, residential and mixed uses throughout the area in patterns that allow for new development and opportunities. Urban design changes in the expanded Downtown focus on the revisioning of 200 South as an important walkable corridor, adjustments to street grids, and the introduction of new parks, plazas, greenways and trails that will create a more people-friendly place and help establish Downtown as a singular district that is easy to access and navigate.

As detailed below, there are five specific land use character areas envisioned for Downtown Pleasant Grove.

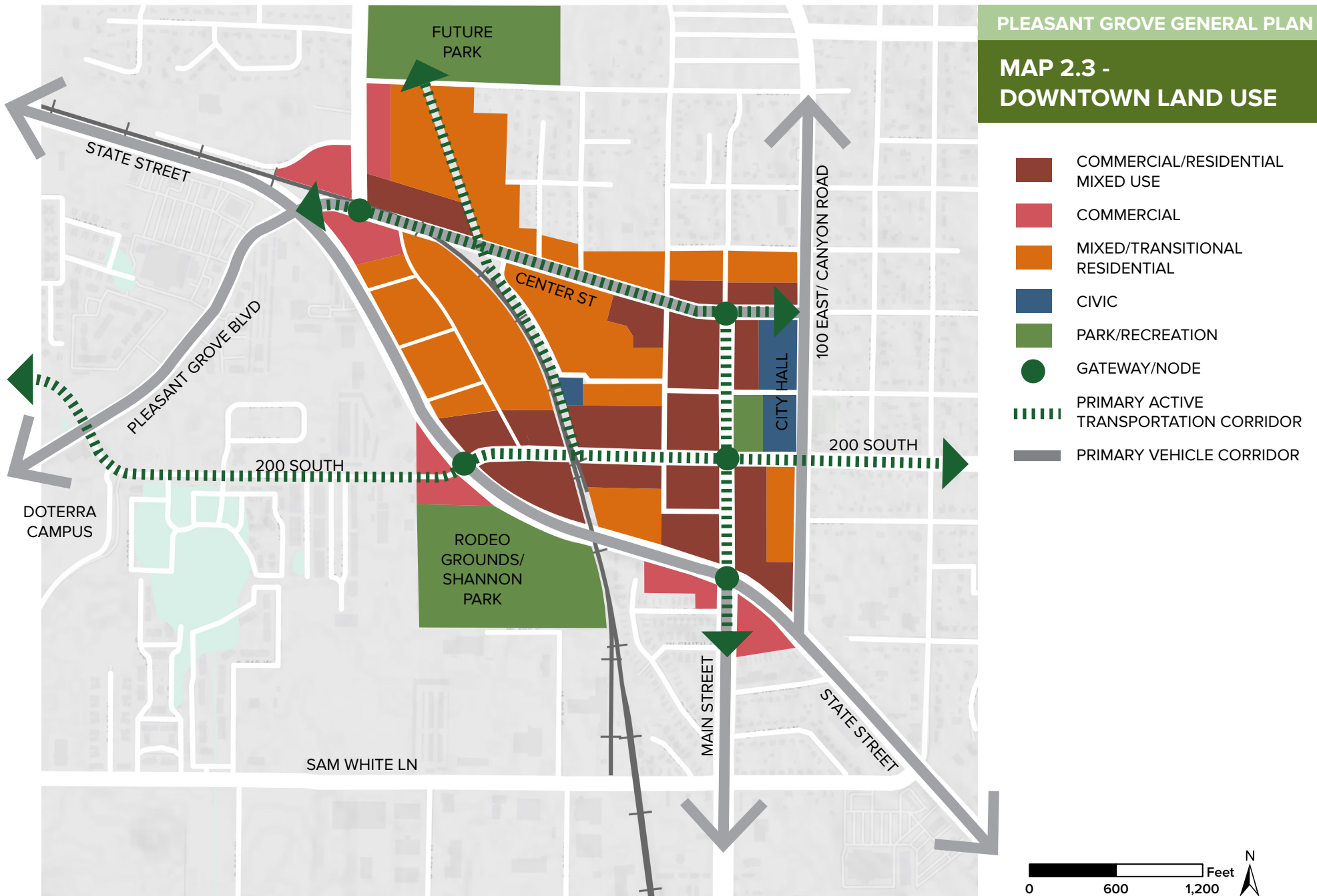
MIXED USE - COMMERCIAL/RESIDENTIAL

These areas are primarily envisioned along Main Street and 200 South as the “heart and soul” of Downtown. They are envisioned to be a thriving example of the classic “Main Street” promenade with sidewalk storefronts and streetside dining. Their streets have wide sidewalks lined with street trees, small plazas, public art, and other amenities. These mixed use areas will encompass a wide range of commercial and residential uses that will help transform Downtown to a true live/work place, at a scale and form that matches the character of Historic Main Street. Buildings will front the street, achieving a height of no more than three stories, with parking located on the street and to the rear. The mix of uses should be primarily vertically-mixed within buildings, with ground-floor retail and residential/office use above, although the inclusion of standalone commercial and residential buildings is also anticipated and encouraged. Existing uses in the area may remain but it is anticipated that many will eventually transition to this commercial/residential mix. All future development in these areas should adhere to the *Pleasant Grove Downtown Village Design Standards and Guidelines*.



Credit: Niche Homes, City of Boise, Nexus Orenco, HGOR

MAP 2.3 -
DOWNTOWN LAND USE



COMMERCIAL

While most commercial uses are envisioned as part of the mixed-use areas, commercial-only areas are envisioned near Downtown intersections with State Street. These intersections serve a unique purpose as important gateways to Downtown. To this end, new developments near these crossings should be similar in character to the mixed use areas, with discernible storefronts that are located adjacent to sidewalks and streets. Special care should be given to integrate urban design treatments and ensure these areas are inviting as the face of Downtown.



Credit: R&O Construction, Macrina Bakery

MIXED/TRANSITIONAL RESIDENTIAL

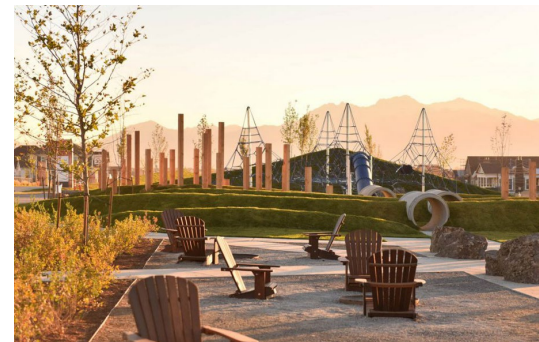
Standalone residential uses are proposed along Center Street, helping to create a seamless transition from Downtown to adjacent well-established residential uses. The existing industrial park between the rail line and State Street is also re-envisioned as a new residential neighborhood. A mix of residential types are envisioned for these areas, including patio homes, townhomes, or du-/tri-/four-plex units, with heights limited to two to three stories and the character of buildings matching those of Historic Main Street. These areas are connected to Downtown via key corridors including Center Street, 200 South, and a proposed greenway alongside the rail line.



Credit: Silk Properties, Parkwood Homes

PARKS/OPEN SPACE

Downtown Pleasant Grove can only be fully realized as a vibrant neighborhood with the inclusion of carefully designed parks and open space. Access to green space provides important value for the physical, mental and social well-being of the people who will use Downtown. Downtown Park serves as a "town square," and is also an important venue for community events. Other improvements are also proposed to provide a range of park amenities within walking distance of home, including the development of a new Community Park at the former pipe plant site and improved/additional amenities at Shannon Park, with pedestrian trail connections to each from Downtown. These ideas are addressed in greater detail in *Chapter 6*.



Credit: Daybreak, Big D Construction

CIVIC

City Hall, the Pleasant Grove Library, and emergency services will continue to operate in the historic core, acting as important gathering places for the community and providing access to critical services.

Additional future public uses suitable for the Downtown setting include cultural uses such as museums, music venues, and theaters, which add to the vibrancy of the district as a whole.

REVITALIZATION TOOLKIT

Revitalizing Downtown Pleasant Grove to achieve the vision described in this plan will require a variety of targeted programs and infrastructure improvements to make this transformation a reality. Though not an exhaustive list, the following toolkit contains recommended strategies that have proven successful in other communities and have potential for generating investment in Downtown Pleasant Grove as well.

SHORT-TERM STRATEGIES

TACTICAL URBANISM

The aim of “tactical urbanism” is to implement short-term, low-cost projects to act as a catalyst for long-term change. These “pop-up” solutions have proven to be very successful, and may be led by citizens, organizations, or the municipality itself. Tactical urbanism projects may include ideas such as pedestrian plazas and parklets, pedestrian crossings, bikeways, intersection treatments, and more. The advantage to this type of project is it allows ideas to be tested without major investment in infrastructure - and if successful creates the precedent for implementing a longer-term solution in the future.



COMMUNITY EVENTS AND PROGRAMMING

Community events play an important role in generating energy and foot traffic Downtown. Events draw both residents and visitors alike, who are likely to spend more time Downtown before and after the event, frequenting businesses and other attractions. Downtown Park and the Rodeo Grounds already host a number of community events each year, particularly during Strawberry Days. It is recommended that other community events be relocated Downtown when possible and that new additional events be hosted at other times of the year to encourage year-round visitation.



BUSINESS INCUBATORS

Starting a small business is a challenging and often daunting venture. In many cases, the initial overhead costs are prohibitive for many would-be entrepreneurs, especially in regards to renting retail space. A useful tool for helping many small businesses get a start is the use of “business incubator” space, which offers a flexible space for businesses to start out under a short-term lease at reduced cost. Such spaces can be permanent spaces owned and operated by the City, such as an incubator kitchen, or a more temporary seasonal space, such as a summer street market.



FOOD TRUCKS

Food trucks have seen a sharp increase in popularity in recent years. These mobile businesses have the potential to create a lot of energy in a place by providing a variety of exciting local eats. The mobility and flexibility of food trucks works to their advantage as well as the host. The City could host food trucks Downtown in a variety of ways, whether as part of a community event, a repeating “Food Truck Night” during the summer, or even creating a dedicated food truck park such as has been successfully done in Holladay or Moab.



LOCAL BUSINESS INCENTIVE PROGRAMS

A number of communities have generated interest in their Downtown through incentive programs for shopping at small businesses. Event-based programs such as a “Tour of Downtown” or “Meet the Owner” highlight all the Downtown shops on a given evening or weekend. Other options include “Buy Local” reward systems for shopping with Downtown businesses.

LONG-TERM STRATEGIES

ENHANCED ZONING ORDINANCES

Zoning ordinances and similar tools are the primary mechanisms for controlling private realm development. They control the building type, form, heights, setback, materials and uses. The land use recommendations of this plan will require a revision of zoning ordinances to achieve the desired character for Downtown. A form-based code could be an appropriate tool to regulate development for Downtown. This type of code differs from conventional zoning by addressing building form and design standards in detail while allowing greater flexibility in property use. By utilizing a form-based code, the City is likely to get more predictable results and higher quality spaces in mixed-use areas.

COMMUNITY REINVESTMENT AGENCY (CRA/RDA)

Community reinvestment agencies (CRAs) are legislative bodies created by the City for the purpose of stimulating redevelopment. These agencies are authorized to create redevelopment project areas and use property taxes to help pay for infrastructure improvements and other development. CRAs may play a useful role for stimulating redevelopment in Downtown Pleasant Grove and should be considered for creating targeted catalyst projects.

PUBLIC AND QUASI-PUBLIC SPACES

Successful downtowns usually contain a number of public or private gathering places such as small plazas and parklets. These spaces play an important role for visitors to relax or recreate while experiencing Downtown, and might be utilized for



roles such as events, street performances, or dining. Whether implemented by the City or as part of private development, special consideration should be made to ensure the public has access to such spaces Downtown.

STREETScape IMPROVEMENTS

Streetscape investments are a critical part of creating a successful Downtown. Ideally, the Downtown streetscape should prioritize pedestrians and offer the most interesting and comfortable walking experience possible. Pedestrian-oriented improvements to the streetscape may include the provision of wider sidewalks, mid-block street crossings, unique paving materials, street trees, public art, and furnishings such as benches and waste receptacles. Automobile use should also be considered - in some cases street parking and speed control measures are appropriate improvements, while in others closing the street to cars entirely yields the best outcome.



GATEWAY AND BRANDING IMPROVEMENTS

Distinctive gateway and branding features help establish a Downtown’s sense of place. Currently, the entrances into Downtown need to be clarified, so that both visitors and residents understand when they have entered the district. Special treatments including signage, landscaping or other features should be developed at these entrances, while key internal nodes within the district should be improved to aid in placemaking and wayfinding for both pedestrians and vehicles.



Developing a distinctive brand for the district is key to distinguishing it from other parts of the City. This includes graphic branding elements such as banners and signs, as well as the use of consistent materials in built elements such as lighting, pavement, and landscaping.

COMMUNITY DESIGN CONSIDERATIONS

Creating a compelling land use vision goes beyond the delineation of boundaries on a map. The following tools and concepts are presented for possible consideration community-wide to help ensure Pleasant Grove grows in a manner that matches the land use vision. These tools can help ensure the identity and allure of the community is preserved as it continues to develop and grow. It should be noted that the application of each tool will need to be carefully considered and adjusted to meet specific needs and established traditions.

CORRIDOR TREATMENTS

The key corridors identified and addressed in greater detail in *Chapter 3: Transportation and Streets* should receive special streetscape improvements. Standards should be developed for each roadway, providing a unified yet distinct streetscape treatment for the City. Streetscapes should incorporate street trees, landscape treatments, lighting and similar enhancements that distinguish each as an attractive passageway.



Key corridors within the City should be enhanced with unified elements such as street trees, lighting, banners and other enhancements.



HIGHWAY BEAUTIFICATION

Special consideration should be given to beautifying sections of State Street and North County Boulevard as they pass through the City. These improvements provide a positive impression of the City to those traveling,

help to reinforce the sense of place, direct views and provide visual buffers, or reduce noise in residential neighborhoods. The future reconfiguration of the I-15/Pleasant Grove Boulevard exit should be given special treatment to enhance the sense of arrival in the city. Waterwise plantings and groupings of small trees beautify on/off ramps and can showcase the artistic expression of the community. Public art may also enhance these points if desired.

COMMUNITY GATEWAY ENHANCEMENTS

Clear indications that one has arrived in Pleasant Grove should be established and/or updated at key entrances into the City. A variety of methods and forms can be used, including enhanced landscaping, coordinated signage, unique landforms and landscape art.



Community gateways can be enhanced by signage and landscaping along the roadway.

LAND USE BUFFERS AND TRANSITIONS

In addition to the use of transitional zoning to mitigate the negative impact of abrupt land use changes, a range of physical mitigations can also be applied to help delineate different uses. Typical examples include landscaped buffers, tree rows, hedges, fences, walls and berms. Specific treatments should be carefully designed and selected depending on the local context and the space available.



Landscape buffers such as this one can be used to mitigate noise and screen unsightly views from residential neighborhoods. Source: Google Maps

Goals, Strategies, & Implementation Actions



LAND USE

GOAL 1 – PRESERVE AND PROTECT PLEASANT GROVE’S “SMALL TOWN” ATMOSPHERE BY LIMITING CHANGE IN FUNCTIONING NEIGHBORHOODS AND DISTRICTS

STRATEGY 1.1: Preserve single-family neighborhoods by restricting development to models that fit the existing character of the neighborhood.

- Action Item 1.1.1:** In Rural Residential and Single-Family Residential districts, preserve existing ordinances and codes that support single-family dwellings in established neighborhoods.
- Action Item 1.1.2:** In Midtown Residential and Downtown districts, implement ordinances to allow for affordable housing options such as townhomes or du-/tri-/quad-plexes while requiring compatibility in scale and character with existing single-family neighborhoods.
- Action Item 1.1.3:** Establish detailed guidelines and educational information regarding the benefits of new residential models, including the benefits of Open Space Subdivisions/Clustered Development and infill, as the City reaches build-out.
- Action Item 1.1.4:** Prohibit high density land uses in areas established for lower density residential uses. Higher density land uses are generally limited to The Grove, Downtown, or similar areas where they help meet long-term placemaking goals.

GOAL 2 – RE-ESTABLISH DOWNTOWN PLEASANT GROVE AS THE CORE OF THE COMMUNITY

STRATEGY 2.1: Preserve Historic Main Street and its importance in Pleasant Grove’s history.

- **Action Item 2.1.1:** Protect historic structures in order to maintain the sense of history and special qualities of the historic core. Facilitate small-scale changes in the historic core where needed in a manner that respects existing patterns and structures. This can help ensure that a better mix of uses is achieved while improving the overall function and appearance of the area.
- **Action Item 2.1.2:** Continue to make streetscape and parking improvements to Historic Main Street to better activate the space and accommodate visitors.

STRATEGY 2.2: Create a distinct city center and expand “Downtown” to include areas beyond Historic Main Street.

- **Action Item 2.2.1:** Modify existing ordinances and codes to allow for mixed-use development along Main Street and 200 South as detailed in Map 2.3. Consider the implementation of a form-based code to guide future development in achieving a form, scale and style that are appropriate for Pleasant Grove.
- **Action Item 2.2.2:** Modify existing ordinances and codes to allow for redevelopment of the existing industrial areas between Main Street and State Street as mixed residential, as detailed in Map 2.3. Consider the implementation of a form-based code to guide future development in achieving a form, scale and style that are appropriate for Pleasant Grove.
- **Action Item 2.2.3:** Retrofit 200 South as a key corridor of Downtown, making streetscape and parking improvements to activate the street and support new uses. Include active transportation amenities to facilitate the east-west movement of people from other activity centers along the 200 South corridor to Downtown.
- **Action Item 2.2.4:** Establish the intersections of Main Street, 200 South, and Center Street as important commercial nodes and gateways. Implement gateway improvements and amenities to signal an arrival to Downtown.
- **Action Item 2.2.5:** Create new streets and renovate existing ones into pedestrian-friendly, walkable places. Incorporate traffic-calming and similar techniques to reduce speed in the district while not impacting necessary vehicular access and traffic flow. Provide enhanced street crossings and unified streetscape treatments that help reduce pedestrian crossing distances and slow traffic.

STRATEGY 2.3: Carefully integrate new development with existing uses in established areas.

- **Action Item 2.3.1:** Protect historic structures in order to maintain the sense of history and special qualities of the historic core.
- **Action Item 2.3.2:** Respect the unique character and context of Downtown. Redevelopment should be sensitively designed and located, particularly when incorporating parking and in proximity to adjacent established residential neighborhoods. Appropriate placement of uses and the provision of aesthetically-appealing buffers between differing uses are tools for consideration.
- **Action Item 2.3.3:** Reuse existing buildings where possible. Retrofit and repurpose rather than replacing older structures, particularly in areas with unique vibes. This provides stability and connections with the past, particularly in areas undergoing significant new development and change.
- **Action Item 2.3.4:** Ensure new buildings match the scale of existing uses. When existing structures cannot be retrofitted or transformed, new buildings should be developed in a manner that is sympathetic to the scale of established structures and patterns.

STRATEGY 2.4: Create places for the community to gather and events to draw users and visitors.

- **Action Item 2.4.1:** Utilize Downtown Park as the “town square” of Downtown. Continue to provide physical improvements to the park that clearly indicate the importance of this site to the city. Further express the importance of the site by regularly holding civic functions and community events at the park.
- **Action Item 2.4.2:** Connect Downtown to a robust system of parks and civic spaces, including the proposed park at the former pipe plant site, the Rodeo Grounds, and other destinations along 200 South such as Pleasant Grove High School/Recreation Center and the future Hale Center Theater, utilizing a system of greenways and sidewalks/trails. The addition of new pedestrian-friendly streets, pathways, plazas and parks will provide options for accommodating expanded and diverse Downtown events.
- **Action Item 2.4.3:** Maintain the civic function of City Hall by incorporating additional civic and cultural uses in the historic core and retaining City-owned land for future facility expansion.

STRATEGY 2.5: Generate the energy required to revitalize Downtown by implementing a variety of the short-term strategies from the revitalization toolkit.

GOAL 3 – CONTINUE TO ESTABLISH THE GROVE AS AN IMPORTANT COMMERCIAL AND WORK/LIVE DISTRICT

STRATEGY 3.1: Leverage future bus-rapid transit on North County Boulevard.

- Action Item 3.1.1:** Utilize frontage access lanes to manage traffic and buffer new development from the highway. Make streetscape and parking improvements along frontages to better activate the space and accommodate visitors.
- Action Item 3.1.2:** Provide pedestrian connections and crossings from existing multifamily housing and mixed-use areas in the Grove to BRT stations.

STRATEGY 3.2: Continue to increase the City’s commercial profile through continued development of commercial sales and office uses in the Grove.

- Action Item 3.2.1:** Continue to develop commercial and office uses in remaining areas of the Grove.
- Action Item 3.2.2:** Coordinate with UDOT to ensure the future I-15/Pleasant Grove Blvd interchange provides good access and visibility to existing businesses.

GOAL 4 – ENSURE FUTURE NEEDS FOR SCHOOLS AND OTHER PUBLIC SERVICES MEET FUTURE DEMAND

STRATEGY 4.1: Cooperate with Alpine School District and other public service and utility providers to locate and reserve appropriate sites for schools and other essential public services.

GOAL 5 – PRESERVE AND ENHANCE PLEASANT GROVE’S REMAINING RURAL AREAS THROUGH CAREFUL PLANNING AND THE PRESERVATION OF OPEN SPACE

STRATEGY 5.1: Encourage Conservation Subdivisions on vacant and undeveloped residential parcels identified in the Future Land Use Map.

- Action Item 5.1.1:** Reach out to specific land owners as part of consolidating individual holdings and to promote high-quality Conservation Subdivisions.

STRATEGY 5.2: Utilize design tools to preserve Pleasant Grove’s pastoral character.

- Action Item 5.2.1:** Apply identified streetscape and similar improvements to maintain and preserve key views and viewsheds.
- Action Item 5.2.2:** Enhance Community Gateways and Key Intersections.
- Action Item 5.2.3:** Apply physical buffers and land use transitions to improve linkages between incompatible uses.

GOAL 6 – ENSURE LAND USES ARE COMPATIBLE AND/OR UTILIZE ADEQUATE BUFFERS TO ENHANCE COMPATIBILITY

STRATEGY 6.1: Provide land use transitions and development buffers between incompatible land uses.

- Action Item 6.1.1:** Buffer residential uses from commercial and similar uses through the use of transitional land uses and/or physical buffers (tree rows, walls, fences, berms, etc.).
- Action Item 6.1.2:** Ensure commercial uses that are in proximity to residential zones are incidental to the primary use and do not negatively impact existing character and qualities.

GOAL 7 – PROVIDE A RANGE OF HOUSING OPTIONS AND PRICE POINTS THAT HELP ENSURE PLEASANT GROVE IS AN AFFORDABLE PLACE TO LIVE

STRATEGY 7.1: Coordinate and align Land Use and Housing Policies

- Action Item 7.1.1:** Allow and encourage new residential development models that meet the future needs of the community.
- Action Item 7.1.2:** Modify existing ordinances and codes in Downtown/Midtown areas to facilitate the creation of affordable housing options such as townhomes or du-/tri-/quad-plexes while requiring compatibility in scale and character with existing single-family neighborhoods.

GOAL 8 – ENCOURAGE A DIVERSE AND APPROPRIATE AMOUNT OF COMMERCIAL USES TO MEET THE NEEDS OF THE COMMUNITY AND VISITORS ALIKE

STRATEGY 8.1: Focus primary commercial uses in Downtown and the Grove and secondary uses in smaller existing commercial districts

- Action Item 8.1.1:** Limit commercial acreage to the amount required to meet market needs.
- Action Item 8.1.2:** Encourage mixed use development in the City Center.

STRATEGY 8.2: Ensure appropriate land use transitions between commercial uses and surrounding land uses.

- Action Item 8.2.1:** Ensure uses adjacent to commercial uses are compatible whenever possible.
- Action Item 8.2.2:** Require physical buffers (trees, shrubs, walls, fences and berms, for example) between commercial uses and adjacent residential neighborhoods.

GOAL 9 – ENSURE CIVIC, SCHOOL, PARK, OPEN SPACE, UTILITY AND OTHER NON-RESIDENTIAL USES ARE PROVIDED IN A MANNER THAT MEETS THE ESTABLISHED LAND USE VISION AND FUTURE NEEDS

STRATEGY 9.1: Ensure public facility needs are being adequately met.

- Action Item 9.1.1:** Follow recommendations in the Parks and Recreation element to ensure existing and future needs are met.
- Action Item 9.1.2:** Essential transit, trail and other transportation facilities should be maintained and extended to meet the transportation needs of the community.
- Action Item 9.1.3:** Cooperate with Alpine School District officials and other public service providers to locate and reserve appropriate sites for schools and other public services, as needed.

GOAL 10 – ENSURE CONTINUITY BETWEEN THE LAND USE ELEMENT AND ZONING ORDINANCES

STRATEGY 10.1: Review the existing City code and ordinances and make adjustments based on the recommendations of the General Plan.

- Action Item 10.1.1:** Modify the existing City code and other ordinances to ensure the changes contained in the Land Use Element are codified.
- Action Item 10.1.2:** Ensure zoning and land use decisions are consistent with the General Plan Map and the adopted policies and goals.
- Action Item 10.1.3:** General Plan amendments, while occasionally necessary and desirable, should be based on changing circumstances and should be beneficial to the community at large and not based solely on the desires of individual property owners.



CHAPTER 3

TRANSPORTATION

INTRODUCTION

A good transportation system is key to the success of any city, as it connects people to destinations both in and out of the community. This Transportation Element is comprised of two main components: the Network Vision and the Transportation Goals and Strategies. The Network Vision lays out a connected network of transportation and street infrastructure to serve the community, while the Goals and Strategies lay out the key priorities for transportation and streets and a set of ways to achieve each of them.

The transportation system vision was developed in collaboration with the Plan Advisory Committee in response to community engagement and an analysis of existing and projected conditions. While it considers all elements of the General Plan, synergy between transportation and land use is most important in creating meaningful placemaking within the City. As such, one should consider the goals and recommendations presented in *Chapter 2: Land Use* while implementing the recommendations of this chapter.

TRANSPORTATION NETWORK VISION

The Transportation Network Vision demonstrates how the Transportation Goals are implemented spatially throughout the city in a series of connected and complementary networks. The Transportation Network Vision has three main elements:

1. **Corridors** are the major streets that run through Pleasant Grove. The Network Vision presents a holistic concept of how each corridor should be treated with regard to modes and public space and is tied to the future adjacent land use.
2. **Activity Center Districts** are the key areas in Pleasant Grove projected to transform and receive new development. They are envisioned as mixed-use, commercial, or recreational activity centers for the community and/or region.
3. **Mode Networks** are the connected networks for key transportation modes that will require major investment and transformation in the General Plan horizon, such as bikeways, trails, and transit lines.



Map 3.1 lays out the Network Vision and the types of Corridors, the five Activity Center Districts, and Mode Networks.







MAP 3.1 - TRANSPORTATION NETWORK VISION

Transportation Network Concept







CORRIDORS

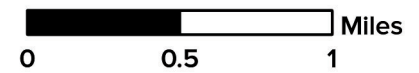
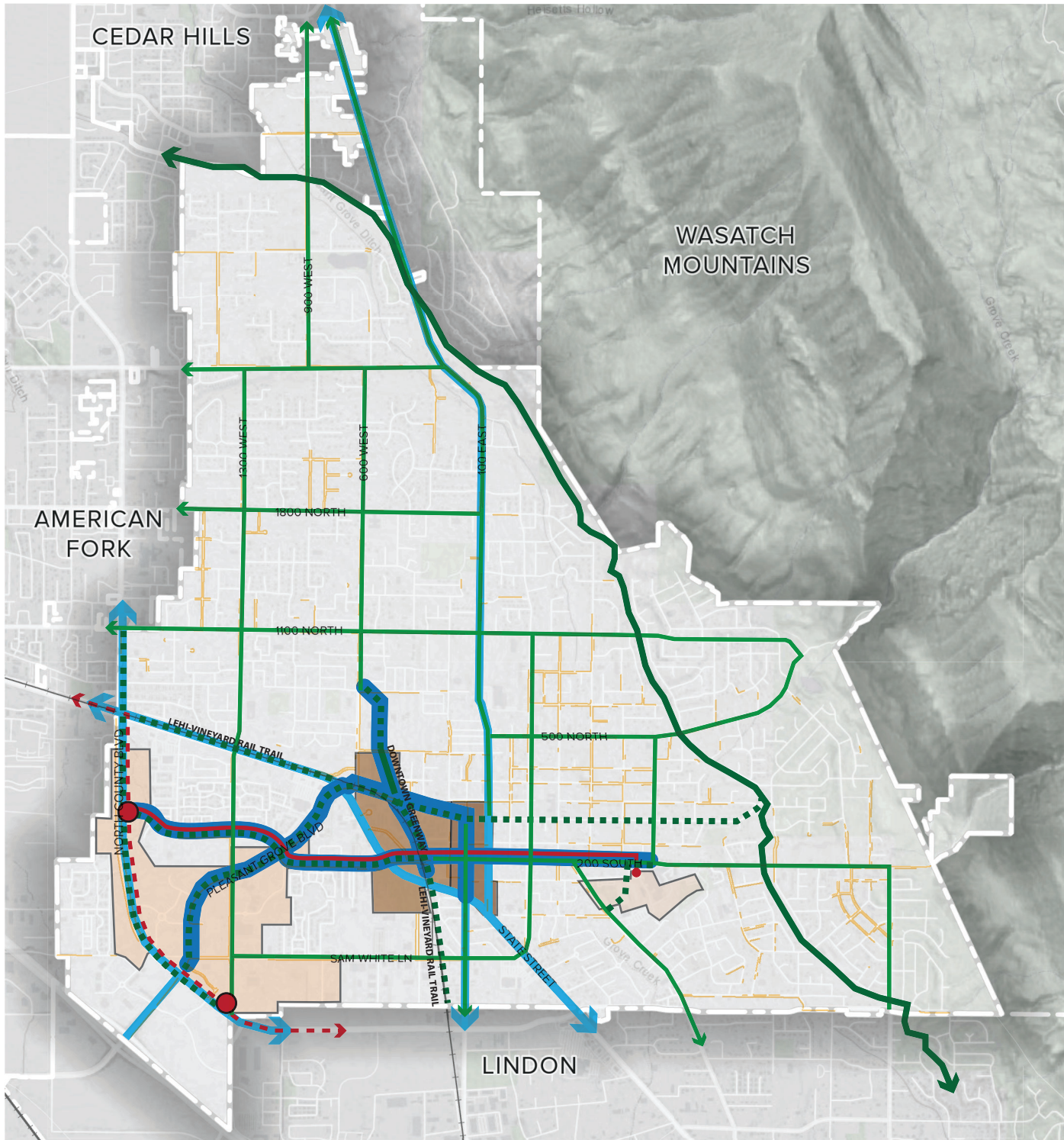
-  Place corridor
-  Mobility corridor

ACTIVITY CENTER DISTRICTS

-  Historic Downtown
-  Downtown Extension
-  Grove Commercial/Business area
-  Recreation Center/High School

MODE NETWORKS

-  EXISTING  PLANNED Trail network
-  On-street bikeway network
(Facility types to be determined)
-  Planned bus rapid transit route/
preferred station location
-  Priority transit corridor
-  Sidewalk gaps to fill



Corridors

“PLACE” CORRIDORS



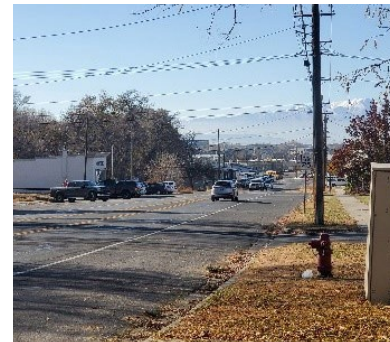
Place Corridors are the major streets and pathways that establish Pleasant Grove’s sense of place through people-oriented design. Place Corridors focus on local transportation and public space.

Elements of Place Corridors include wide sidewalks, significant landscape and street trees, street furniture, short and frequent pedestrian crossings, low-stress bicycle facilities such as on-street trails and protected bike lanes, enhanced transit stops and stations, plazas, pedestrian and vehicle-oriented wayfinding signage, and public art. Place Corridors still facilitate good mobility but do so in a slower, more multi-modal way that creates a welcoming and comfortable environment for people.

Place Corridors in Pleasant Grove include:

- 200 South (including an extension to North County Boulevard)
- Main Street (north of State Street)
- Center Street/Pleasant Grove Boulevard (east of North County Boulevard)
- Downtown Greenway

200 SOUTH



200 South’s environments vary from east (left) to Downtown (center) to west (right), but its connectivity to community destinations and space to provide a quality facility make it a good corridor for emphasizing active transportation.

200 South is one of the most important corridors in the General Plan and is envisioned to become a primary active transportation and transit connector for the core of the city – connecting from east to west the Recreation Center/High School activity center, the expanded Downtown, The Grove commercial district, and the bus rapid transit station area along North County Boulevard.

This transformation of 200 South proposes the addition of an on-street trail for much of the corridor as well as a high-quality urban pedestrian realm within the activity centers, especially Downtown, the BRT station area, and potentially parts of The Grove. On-street trails are increasingly being used as links in community active transportation networks. They can run alongside or in place of sidewalks, can be a range of widths, and can range from simple, wide sidewalk-like concrete paths to striped asphalt paths with a full complement of amenities such as lighting, wayfinding, and street furniture.



On-street trails can vary from wider "sidewalks" to striped paths to paths alongside sidewalks.

The Downtown segment of 200 South would include an on-street trail in addition to the existing sidewalks. Curb and gutter would be added to segments that do not currently have them, and the whole segment would receive a unifying theme of street trees. As new development occurs along this corridor the pedestrian realm can add amenities such as seating, lighting, and additional landscape. Bulb-outs would be added to the parking lane at key points such as crossings and places where an adjacent use such as a restaurant might benefit from additional space.

The eastern segment of 200 South is to be left primarily as-is, with the exception of adding a dedicated bike lane to either the north or south side of the street. The approximately 65-foot-wide street has ample room for this addition, but may require reconfiguration in certain areas or removal of some street parking.

Figure 3.1 - Downtown Segment Potential Cross Section

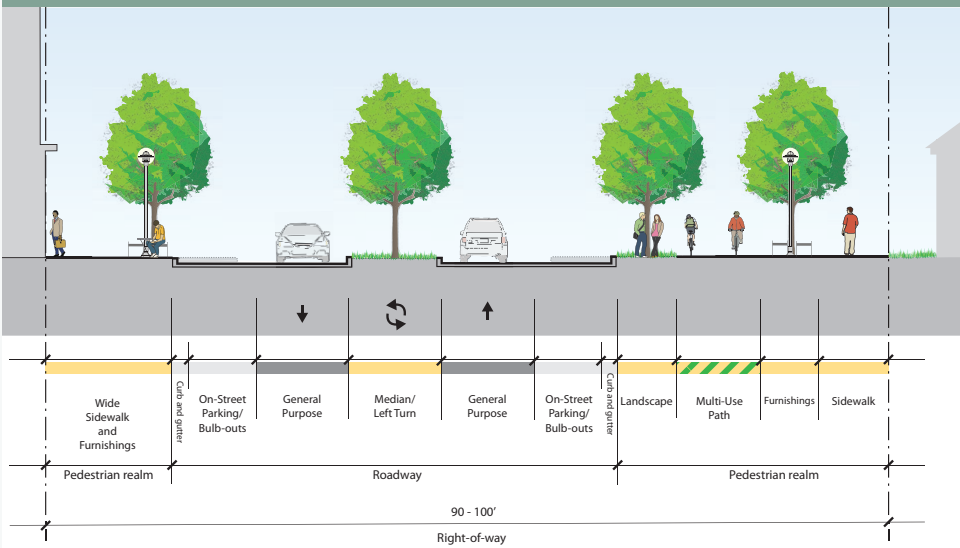
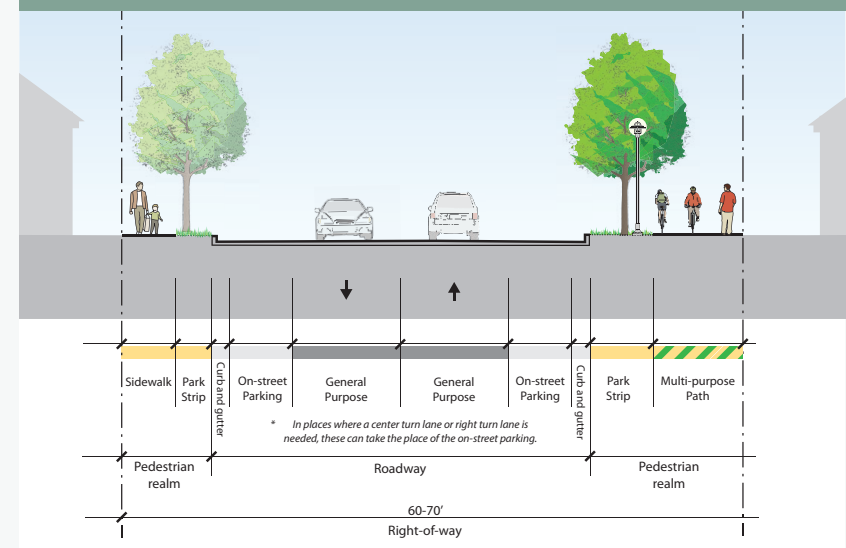


Figure 3.2 - Grove Area Potential Cross Section



GROVE SEGMENT

The **Grove segment** of 200 South would add an on-street trail to one side in place of the existing sidewalk, as shown in the cross section of Figure 3.2. In this segment, the 200 South-Pleasant Grove Boulevard intersection should receive major pedestrian improvements.



MAIN STREET



Historic Main Street is perhaps Pleasant Grove’s most visible place corridor. Main Street has the types of features other place corridors should also have – a slow speed, frequent pedestrian crossings, curb extensions into the parking lane, and streetscape features.

The future for Main Street should maintain the street character but consider adding other mobility features such as a community mobility hub, bike parking, and micromobility such as shared bikes or scooters. As Downtown expands, consideration should be given to the possibility of extending the Main Street character south toward State Street and along 200 South.

The Downtown segment of Main Street plays a relatively unimportant part in the citywide motor vehicle network. This opens the possibility for additional slowing and placemaking – such as establishment of a shared street where vehicles are “guests” and the street is opened for pedestrians either full-time or at special times.

CENTER STREET/ PLEASANT GROVE BOULEVARD

Center Street and Pleasant Grove Boulevard

provide important gateways into the Pleasant Grove community. While Pleasant Grove Boulevard in particular is important for moving vehicle traffic, it is also an important corridor for setting the tone of the community and is the face of key destinations like the doTERRA campus. The vision for this corridor is to continue to move vehicle traffic but also create a unified entry into the community through streetscape enhancements, while also ensuring these corridors are walkable/rideable and connect to surrounding areas. Both corridors should add elements to slow traffic on them.

One possibility to consider is a reconfiguration of Center Street east of State Street to Downtown from five lanes to three lanes, with the space being repurposed for bike infrastructure, pedestrian space, or green space. The current and projected volumes for the street indicate that the street is and will remain far under its motor vehicle capacity. East of Downtown, bike and pedestrian infrastructure should be provided and/or upgraded to provide a dedicated link from Downtown to the Murdock Canal Trail.

DOWNTOWN GREENWAY

The Downtown Greenway is an envisioned trail running through Downtown Pleasant Grove, providing a key north-to-south park-to-park connection, a place to recreate, and an urban corridor to which new walkable Downtown development can be oriented. Much of the Downtown Greenway runs along the Pleasant Grove section of the regionally planned Lehi-to-Vineyard rail trail alignment, but proposes additional public open space along the corridor.

The Downtown Greenway would run in the roughly 65-foot right-of-way along the existing Union Pacific railway from the planned park on the pipe plant site on the north, utilize the existing pathway from 400 North to Center Street, and then run along the Union Pacific rail corridor to 200 South and potentially under the State Street bridge to Shannon Park.



Existing rail corridor north of 200 South (left) and the existing pathway north of Center Street (right) could be improved and linked to form the beginning of the Downtown Greenway.

The Greenway would consist of a 10-to-12-foot pathway with fencing, lighting, and other amenities such as seating and wayfinding, punctuated with a string of small public spaces integrated with new development.

With the Union Pacific rail line still in infrequent use, the trail could parallel the existing tracks as a “rail-with-trail.” From Rails-to-Trails Conservancy: “Many people are familiar with the concept of rail-trails, which are multi-use trails developed on former railroad corridors. With the increasing popularity of rail-trails across the country, communities are looking for other innovative ways of securing land for safe, popular and effective trail development. An emerging answer is rails-with-trails, which are trails adjacent to or within an active railroad corridor. The rail-with-trail concept provides even more opportunities for the creation of trail systems that enhance local transportation systems, offering safe and attractive community connections...As of 2021, there are more than 399 rails-with-trails in the United States.”

Figure 3.3 - Downtown Greenway Vision, Potential First Phase: Trail within existing land uses and active rail.

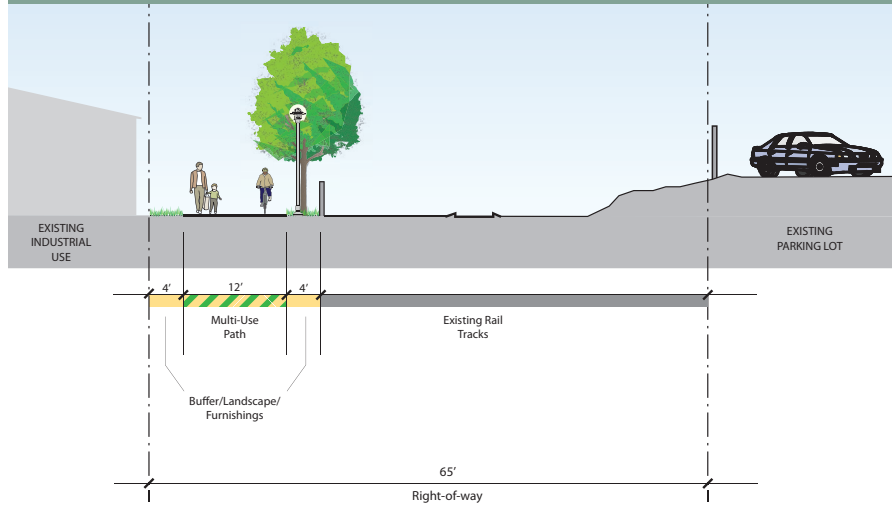
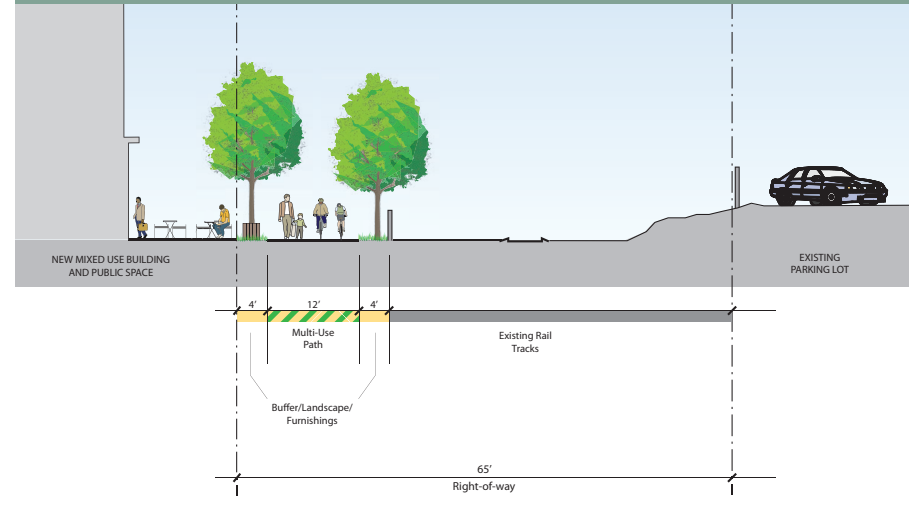
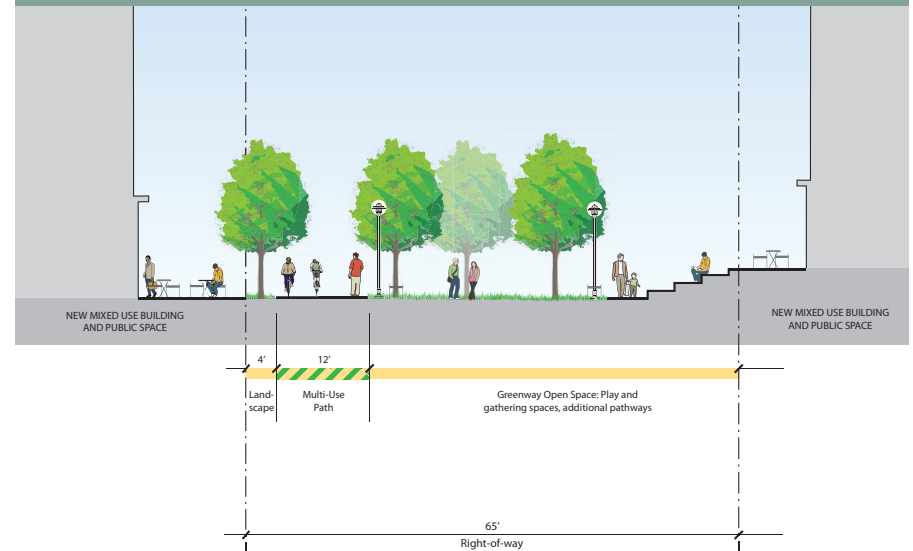


Figure 3.4 - Downtown Greenway Vision, Potential Future Phase: Trail with new adjacent mixed use project and active rail.



The Greenway could be planned to evolve with changing land use in the Downtown area. It might start as a simple multi-use trail on one side (likely the flatter west side). Then, as land uses along the corridor redevelop, they could orient public spaces toward the trail. Finally, if the rail line were decommissioned, the rest of the corridor could be filled with a parkway and connections made to the other side of the corridor.

Figure 3.5 - Downtown Greenway Vision, Potential Future Phase: Trail with rail corridor converted to park and new adjacent mixed use projects.



Greenways typically consist of pathways with additional landscape amenities and adjacent open space or other complementary land use that supports walkability and recreation.

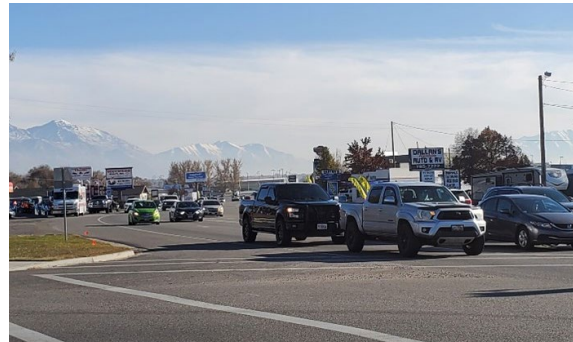
“MOBILITY” CORRIDORS

Mobility corridors are the streets that focus on moving people, primarily regional traffic, through the City and connecting Pleasant Grove residents to regional destinations. Mobility corridors emphasize motor vehicle transportation, but as their overall objective is to move people, they should be treated with a balance of modes.

Mobility Corridors include:

- State Street
- South Main Street/100 East/Canyon Road
- North County Boulevard
- I-15 interchange and Pleasant Grove Boulevard west of North County Boulevard

STATE STREET



The State Street corridor is envisioned to remain similar to its existing form and function. UDOT plans to expand the roadway to create a consistent three lanes in each direction for the whole length through Pleasant Grove. While it is unclear if the capacity addition is warranted, State Street, as a mobility corridor, emphasizes moving people to and through Pleasant Grove.

If the Central Corridor bus rapid transit comes to fruition, it is likely that the 850 route, which runs primarily on State Street (detouring to Main Street in Pleasant Grove) will be taken out of service. In its place, the BRT and transit along the 200 South corridor will better serve the City by linking residents among its destinations and to the regional BRT service.

UDOT is also planning the addition of a higher-quality bicycle facility for State Street. Currently, State Street features a dedicated bike lane, but there is no buffer from moving traffic. A higher degree of protection is envisioned for cyclists on this corridor in the form of a bike lane protected by curbs or a similar physical barrier.

The City should coordinate with UDOT to consider alternatives to widening to three lanes each direction — and potentially having two lanes each direction, using the extra space for a physically protected bike facility and/or a wider sidewalk. If a future widening does occur, it will be important for State Street not to become too much of a barrier for the community, as it runs between the City’s Downtown/neighborhoods on one side and The Grove mixed-use area on the other side. The City should work with UDOT to ensure that intersections, especially Main Street, 200 South, and Center Street/Pleasant Grove Boulevard, have quality and safe pedestrian and bicycle crossings that minimize crossing distances and maximize visibility of all users. The City and UDOT should also work together to determine appropriate target and design speeds for the corridor moving forward, especially for the segments surrounding these key crossings. Regardless of configuration, safety for all street users should be a priority.

SOUTH MAIN STREET/ 100 EAST/ CANYON ROAD

South Main Street, 100 East and Canyon Road constitute Pleasant Grove's main north-south Mobility Corridor, and a regional corridor stretching to the south and north. Like with State Street, few changes are envisioned to the overall form and function of the corridor. As the 100 East segment is projected to continue to operate over capacity, and there are few opportunities to increase overall capacity, the City should seek smaller operational changes to streamline the traffic. Currently, the 807 limited bus route runs on this corridor, but it is recommended to serve this low-density area with micro transit rather than a fixed route.

In the northern segments of the corridor, the throughput of vehicles should be balanced with livability – specifically facilitating safe crossings of the street to destinations such as schools and parks, and possibly widening narrow sidewalks – to promote safety for all users.

As these streets function as one corridor, it may be beneficial to link South Main Street to 100 East near State Street should an opportunity arise.



NORTH COUNTY BOULEVARD



North County Boulevard will be an increasingly important corridor for moving people to and through Pleasant Grove's mixed-use Grove area, both by private vehicle and by transit. The corridor is projected to continue to add traffic as well as the Central Corridor BRT project – and there appears to be plenty of room to accommodate both in the street's right-of-way, as well as a planned multi-use pathway.

The challenge for North County Boulevard will be to balance vehicle and transit mobility with the creation of a slow and safe environment for people in the areas surrounding the two planned BRT stations. Especially at the Center Street/100 South station location, with transit-oriented development opportunities straddling the roadway, North County Boulevard will need reduced speeds and present less of a barrier than it currently does.

I-15 INTERCHANGE AND PLEASANT GROVE BOULEVARD, WEST OF NORTH COUNTY BOULEVARD

The focus of this corridor/node is to move people to and from the I-15 freeway. UDOT plans to reconfigure the I-15 interchange and split it between multiple intersections from Proctor Lane to Pleasant Grove Boulevard. The changes are intended to reduce delay at the Pleasant Grove Boulevard Interchange and the Pleasant Grove Boulevard/North County Boulevard intersection. This project also proposes the inclusion of a system of shared-use paths, on the north and south sides of Pleasant Grove Boulevard and potentially the construction of a grade-separated pedestrian crossing across Pleasant Grove Boulevard (see Figures 3.6 & 3.7).

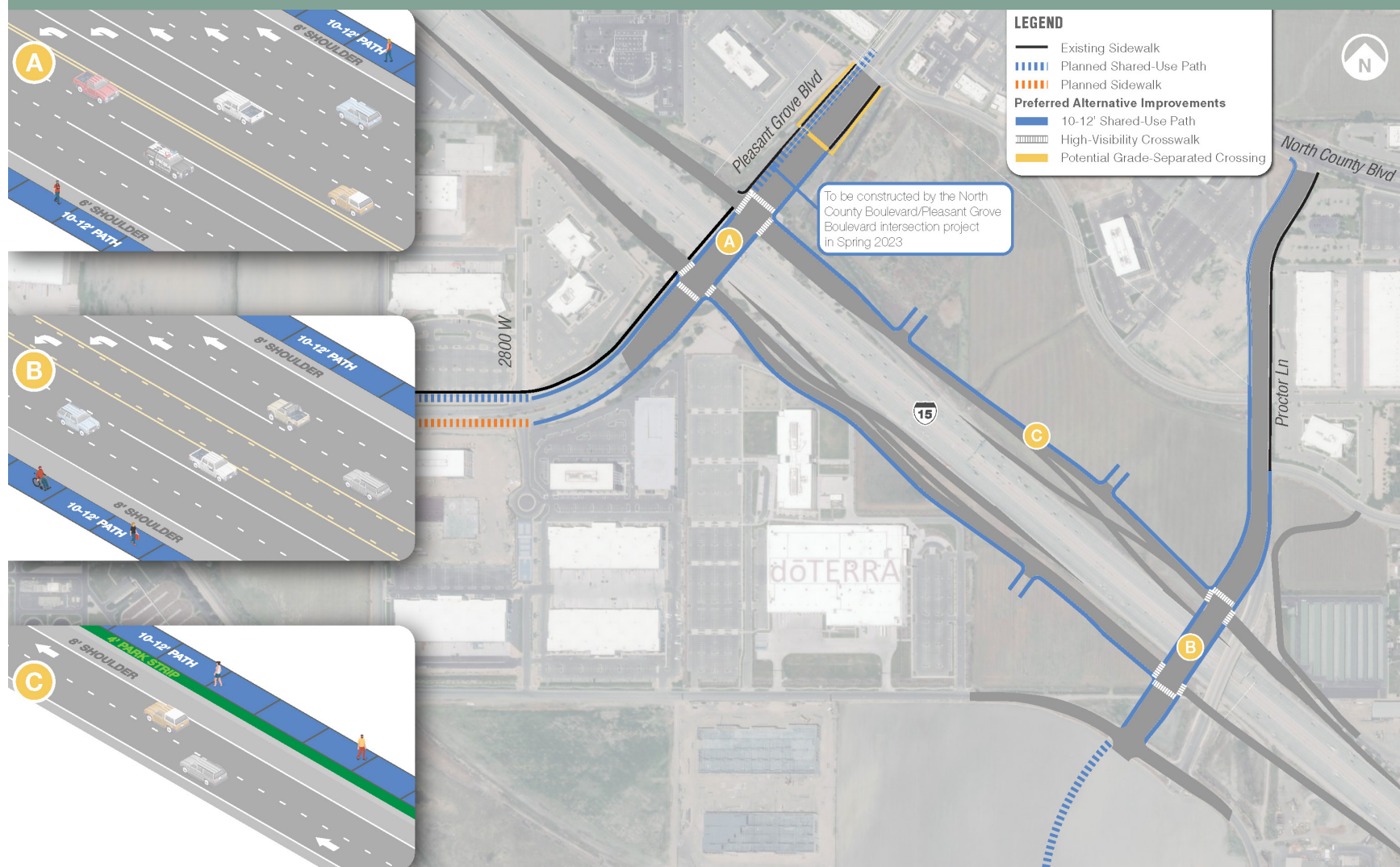
I-15 INTERCHANGE AND PLEASANT GROVE BOULEVARD, WEST OF NORTH COUNTY BOULEVARD

Figure 3.6 - I-15 Pleasant Grove Interchange Environmental Study: Preferred Alternative



The proposed Pleasant Grove interchange project, including both a ramping system and new active transportation improvements.

Figure 3.7 - I-15 Pleasant Grove Interchange Environmental Study: Preferred Alternative Active Transportation Improvements



Activity Center Districts



Activity Center Districts in the Transportation Network represent planned activity centers that also project a high degree of transformation and investment. The visions for these districts are distinct, yet they all will benefit from transportation guidance that aligns them with the relevant Transportation Goals. Such guidance includes street connectivity, street design, mobility hubs, parking, pedestrian crossings, and streetscape.

DOWNTOWN

The vision for Downtown is to preserve its “rural main street” charm while also allowing for improvements to help with the flow of people coming and going. This includes adding traffic calming devices and improvements like curb bulb-outs or more mid-block pedestrian crossings. This area is also a great place to create a mobility hub where people can arrive in one form of transportation and transition to another. An example of this is the “park once” concept, where one can park and then can get around on foot.

An expanded Downtown will help support Historic Main Street with new planned development. This would include creating a walkable street frame using 200 South, Center Street, and the Downtown Greenway, which would allow for more local-level street connections to Historic Downtown and surrounding neighborhoods.

GROVE MIXED USE DISTRICT



The Grove has established itself as a regional hub for employment, shopping, restaurant, and entertainment uses, as well as a good deal of housing. The area’s relative high density provides a challenge for the major streets around it – Pleasant Grove Boulevard, North County Boulevard, and the Interstate 15 interchange. UDOT’s proposed project to reconfigure the interchange seeks to take traffic pressure off Pleasant Grove Boulevard and its intersection with North County Boulevard, though it is likely that the area will continue to emphasize auto travel in the future.

However, The Grove will need to also continue to diversify and strengthen its transportation choices by ensuring that these major corridors receive multi-modal improvements, especially for active transportation, and that the scale of traffic-focused improvements does not overwhelm the ability for people to walk and bike around the area or compromise the safety of all users. Much of this will lie in the slowing of traffic along major corridors in major nodes or crossings and establishing safe crossings for active transportation users.

The planned bus rapid transit corridor provides a good alternative to driving to and from the area, and the City should work with private employers and other stakeholders to establish travel demand management programs incentivizing transit use as well as carpooling and active transportation. In general, The Grove's street networks should continue to emphasize connectivity to provide good links to transit and around the mixed use district for residents, employees, and visitors alike. This includes, safe, comfortable, and convenient "first-last mile" connections for people going to and from the BRT station, establishing a connected network of small blocks and multi-modal streets, shaping a parking strategy that supports BRT ridership, walkability, and livability, and to slow North County Boulevard as it runs through station areas and reduce the barrier it creates through safe crossings for people.



RECREATION CENTER/ HIGH SCHOOL

The Pleasant Grove Recreation Center, Pleasant Grove High School, Veterans Memorial Pool and Park, and Battle Creek Park form an important set of recreational and educational destinations in the eastern end of the City. These uses have established means of vehicle access and parking and are not typically major transit generators, but it is important to consider improved active transportation access and the center's location at the eastern end of the 200 South corridor, which contains the proposed 200 South on-street trail, and its proximity to the Murdock Canal Trail and other neighborhood parks and schools. This plan also recommends consideration of a network of trails within this activity center to connect all the destinations, including links to surrounding streets and a wayfinding sign system.

Mode Networks

Mode networks are the connected networks for key transportation modes that will direct investment and transformation. The modes identified in the network include transit, trails, bikeways, and sidewalk gaps to fill. These networks identified in the vision are those that will require investment and transformation – the Plan envisions the traffic and freight networks to be preserved and enhanced in balance with these other modes. The mode networks in the Network Vision map reflect specific action items in the following Goals and Strategies section.



Goals, Principles & Implementation Actions



TRANSPORTATION

These goals and strategies were developed in collaboration with the Plan Advisory Committee in response to community engagement and an analysis of existing and projected conditions. Each of the seven goals sets out a series of strategies, each with action items for the City to pursue.

GOAL 1 – REFINE THE NEIGHBORHOOD TRANSPORTATION NETWORK TO INCREASE THE LIVABILITY AND SAFETY OF ALL USERS

STRATEGY 1.1: Preserve single-family neighborhoods by restricting development to models that fit the existing character of the neighborhood.

- Action Item 1.1.1:** Identify key locations and “hot spots” needing traffic calming.
- Action Item 1.1.2:** Develop a tool kit of preferred Pleasant Grove traffic calming strategies.
- Action Item 1.1.3:** Consider filling wide neighborhood street space with elements to slow traffic and provide green space, such as median islands, curb extensions, parkways, or temporary/low-cost improvements such as moveable planters and paint.
- Action Item 1.1.4:** Undertake one or more pilot projects at one of the key locations / hot spots.



Effective neighborhood traffic calming techniques include traffic circles; street narrowing; planted medians; and raised crosswalks. These can also improve a neighborhood's sense of place and pedestrian environment.

STRATEGY 1.2: Make traffic control enhancements.

- Action Item 1.2.1:** Identify key locations / “hot spots” potentially needing traffic control adjustments and study and implement solutions.
- Action Item 1.2.2:** Explore and pilot alternative traffic control mechanisms such as traffic circles, roundabouts, and traffic calming techniques (see *Strategy 1.1*).

STRATEGY 1.3: Improve neighborhood pedestrian network.

- Action Item 1.3.1:** Plan for building sidewalks to fill gaps in the network, establishing priorities for key segments important to the network and accessing community destinations.
- Action Item 1.3.2:** Plan for Americans with Disability Act (ADA) upgrades for sidewalks and curb ramps.
- Action Item 1.3.3:** Consider widening sidewalks, especially those on busy streets such as 100 East/Canyon Road.
- Action Item 1.3.4:** Reconsider the standard for new sidewalks by reviewing best practices for pedestrian environments.
- Action Item 1.3.5:** Consider improving key collector street intersections with bulb-outs and smaller curb radii — especially those near schools.

STRATEGY 1.4: Make school access improvements.

- Action Item 1.4.1:** Review Safe Routes to School plans and coordinate with the Alpine School District on potential improvements to improve pedestrian infrastructure on those routes, including sidewalks and crossings, especially at crossing guard locations.
- Action Item 1.4.2:** Analyze street and pathway connectivity to schools and develop a plan to implement feasible new connections and upgrades to existing key connections.

STRATEGY 1.5: Increase street and pathway connectivity.

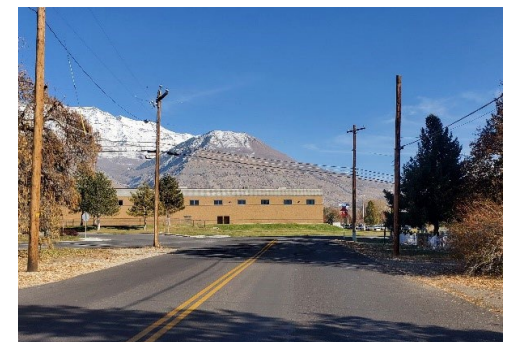
- Action Item 1.5.1:** Explore modifications to the subdivisions ordinance and/or development standards to require new development projects to build connected street and pathway networks.
- Action Item 1.5.2:** Identify locations where connectivity is low or a community destination's accessibility is compromised by low street and pathway connectivity – and identify a list of feasible connectivity retrofit improvements.



Pathways linking streets to schools are vital for Pleasant Grove's connectivity (left) and, similarly, new cul-de-sacs should include pathways through the end of the cul-de-sac to the next street, as in this Lehi example (right).

STRATEGY 1.6: Streamline 100 East/Canyon Road corridor.

- Action Item 1.6.1:** Explore crossing improvements on the corridor, especially in locations important to accessing community destinations – both new locations and upgrades to existing crossings.
- Action Item 1.6.2:** Explore traffic operational changes such as signal improvements, traffic control modifications, or turn lanes.



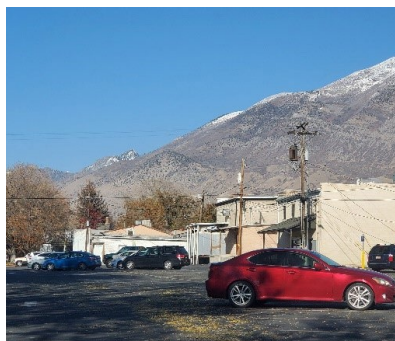
Neighborhood streets provide many opportunities for upgrading livability, including (clockwise from top left) places to shorten pedestrian crossings near schools with curb extensions; widening sidewalks along 100 East/Canyon Road; constructing traffic calming or streetscape improvements in very wide neighborhood streets; and adding sidewalks to streets accessing community destinations.

GOAL 2 – SUPPORT THE REVITALIZATION OF MAIN STREET AND THE HISTORIC DOWNTOWN AREA WITH A COORDINATED MULTIMODAL TRANSPORTATION NODE THAT OFFERS QUALITY TRANSPORTATION CHOICES

Pleasant Grove values its historic Main Street and the Downtown area around it and wants the General Plan to support the revitalization of business and other community activity in the area. Transportation has a role to play in this revitalization by making it easier for residents to get to Main Street and Downtown. This means there should be a continued effort to make the area pedestrian-focused and create a policy for parking with a “park once and walk” approach.

STRATEGY 2.1: Explore a “park once and walk” approach through district parking.

- Action Item 2.1.1:** Identify potential locations for shared parking in lots on either side of the core Downtown blocks of Main Street.
- Action Item 2.1.2:** Develop informational campaign for park once and walk, including online marketing and on-site branded wayfinding identifying parking locations and destinations.



Pleasant Grove has many privately-owned parking lots in the middle of Downtown blocks (left), but a shared district parking system (examples center and right) could help Downtown to thrive.

STRATEGY 2.2: Create a transit/mobility hub.

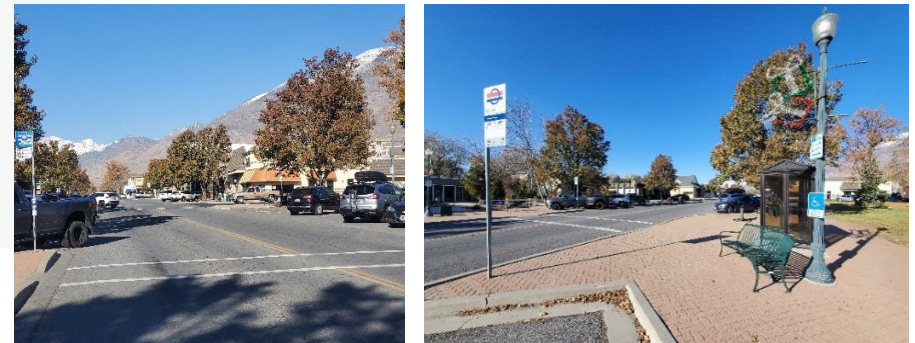
- Action Item 2.2.1:** Support Route 850/807 connections in the near term with information and first-last mile solutions.
- Action Item 2.2.2:** Integrate proposed 200 South transit route and micro-transit connections in the future.



Examples of community mobility hubs including bike and scooter share, transit stops, high-quality access, and transportation and community information.

STRATEGY 2.3: Increase Downtown walkability.

- Action Item 2.3.1:** Establish mid-block pedestrian links when redevelopment and infill projects occur.
- Action Item 2.3.2:** Consider extension of the mid-block crossings found on Main Street to other streets, especially with new development projects.
- Action Item 2.3.3:** Consider an extension of the Main Street streetscape to other downtown streets, such as bulb-outs



Main Street has many of the elements that make for a great downtown pedestrian environment: mid-block pedestrian crossings, wide sidewalks, and streetscape amenities. Extending these amenities to other parts of Downtown could help with revitalization and expansion of the district.

STRATEGY 2.4: Make Downtown a great environment and hub for bicycling and micro-mobility.

- Action Item 2.4.1:** Thoughtfully bring together bike routes in the Downtown area to create a bicycle node for the whole city.
- Action Item 2.4.2:** Offer regularly spaced bike parking.
- Action Item 2.4.3:** Consider integrating and promoting bike and scooter share.



Bike parking can be placed in repurposed auto parking spaces.

GOAL 3 – SUPPORT THE CREATION OF WALKABLE AND ACCESSIBLE ACTIVITY CENTERS AND CORRIDORS SURROUNDING DOWNTOWN AND THE GROVE

The land use plan envisions the transformation of targeted areas within or adjacent to Downtown and The Grove into walkable, mixed-use activity centers. These include an expanded Downtown, The Grove commercial and business area, and a future mixed-use area centering on North County Boulevard. The transformation of these districts depends partly on a different approach to transportation, with a walkable scale of blocks and streets emphasizing multiple mobility choices.

As part of this transformation, and to link these centers to one another and the greater community, a series of “Place Corridors” is proposed to reshape these streets as slower, more walkable connections emphasizing Pleasant Grove’s sense of place, economic development, and non-vehicular modes of transit, especially walkability.



With an expanded downtown, Pleasant Grove can invest in and shape walkable, vibrant, and inviting street and public space environments that establish a human scale and sense of place for the community.

STRATEGY 3.1: Make walkability improvements to activity centers that establish a human-scale environment.

- Action Item 3.1.1:** As new development occurs, shape the street network to establish small, connected blocks.
- Action Item 3.1.2:** Establish a quality pedestrian environment in activity centers through development standards and capital improvement projects, including pedestrian amenities, street trees, and frequent crossings.
- Action Item 3.1.3:** Create pedestrian supportive development standards in identified activity centers.
- Action Item 3.1.4:** Identify sites for and establish concepts for signature public spaces for each district.



Center Street (left) and Pleasant Grove Boulevard (right) are two segments of a critical corridor bringing people into Pleasant Grove.

* See Map 3.1 - Network Vision Concept for guidance for specific street corridors.

STRATEGY 3.2: Shape unique street corridors that convey Pleasant Grove’s identity.

- Action Item 3.2.1:** Improve existing gateways into the community like Pleasant Grove Boulevard, Center Street, and Main Street.
- Action Item 3.2.2:** Establish the future active transportation and transit-focused link of 200 South through a corridor plan, vision, and implementation strategies.

STRATEGY 3.3: Establish the Downtown Greenway, a pedestrian/bicycle pathway running through the western extension of Downtown.

- Action Item 3.3.1:** Create a Downtown Greenway Vision plan with a range of implementation options that integrates both new development-related opportunities and capital improvements.
- Action Item 3.3.2:** Explore ways to gain easements or ownership of corridor segments.
- Action Item 3.3.3:** Consider the Greenway Vision in approval of new development and shaping of capital improvement projects.

* See Map 3.1 - Network Vision Concept for guidance for specific street corridors.

STRATEGY 3.4: Consider ways to streamline and connect the street network in Downtown.

- Action Item 3.4.1:** Identify opportunities to create more four-way intersections as properties are developed and redeveloped.
- Action Item 3.4.2:** Consider future opportunities to better link Main Street south of State Street with the 100 East corridor, such as a jog through a redeveloping block.

GOAL 4 – SUPPORT EXISTING AND PLANNED TRANSIT SERVICE THAT IS CALIBRATED TO SERVE THE DIVERSE RANGE OF TRANSIT FEASIBILITY THROUGHOUT THE COMMUNITY

Pleasant Grove currently has little transit service. To some degree, this is warranted – the community and its visitors rely heavily on driving. For the most part, existing and future land use patterns make transit difficult to sustain. However, ongoing and planned regional and local changes have created a better landscape for transit in Pleasant Grove – these opportunities are important to integrate into the General Plan.

Regionally, a Bus Rapid Transit (BRT) line is planned for northern Utah County, linking cities primarily along State Street but in Pleasant Grove, running along North County Boulevard. The two stations planned for Pleasant Grove provide a major opportunity for high-quality transit connections to and from the region and a real choice of mobility for those living and working around the stations. Also, UTA has begun serving lower-density areas with “micro-transit,” an on-demand service that will pick up passengers near where they happen to be and take them where they need to go within a defined zone. This could be an appropriate way to serve much of Pleasant Grove with transit.

Locally, the General Plan’s vision is to transform several districts in the center of the city to become more transit-supportive (see Goal 3), creating the opportunity for improved transit service in these parts of the city.

STRATEGY 4.1: Continue to engage in long-term support and planning for the Central Corridor BRT.

- Action Item 4.1.1:** Advocate for the two station locations on the Transportation Network Concept and plan for multi-modal accessibility to them, as well as to the district and corridor level improvements identified in Goal 3.
- Action Item 4.1.2:** Engage in the BRT planning process with regional and local partners.
- Action Item 4.1.3:** Plan land use decisions to complement and support future BRT service and stations.

STRATEGY 4.2: Near-term support of the Route 850 bus service along State Street and through Downtown, although the BRT may replace this service.

- Action Item 4.2.1:** Coordinate with UTA on the 850 route and potential improvements to transit mobility, passenger access, and waiting environments.

STRATEGY 4.3: Explore a 200 South transit service.

- Action Item 4.3.1:** As the 200 South corridor evolves into the envisioned “Place” corridor with supporting land use in the activity centers, consider a transit service connecting Downtown and the Grove with the BRT station on North County Boulevard, including supporting land use, mode type, and stop locations.

STRATEGY 4.4: Explore microtransit.



The bus rapid transit (BRT) service proposed to run through Pleasant Grove and northern Utah County is envisioned as an extension of the UVX BRT line in Orem and Provo.



UTA's 850 route is currently Pleasant Grove's most important transit route, running along State Street and into downtown via Center Street and Main Street.



- Action Item 4.1.1:** Explore with UTA, businesses, and other partners the idea of microtransit on-demand service or another shuttle service for the Grove area, focusing on employees and residents.
- Action Item 4.1.2:** Explore with UTA the idea of microtransit on-demand service to serve lower-density neighborhoods.

Circulator shuttles and on-demand microtransit could play an important role in providing transit to Pleasant Grove employees and residents with their ability to serve lower density areas.

GOAL 5 – INCREASE ACTIVE TRANSPORTATION CONNECTIVITY THAT IS ADAPTED TO THE DIFFERENT OPPORTUNITIES OF ESTABLISHED NEIGHBORHOODS AND (RE)DEVELOPING AREAS

Active transportation – walking, bicycling, rolling, skating, and any way of powering your own movement – is an area of great opportunity for Pleasant Grove. The community has the great asset of the Murdock Canal Trail. Within the General Plan horizon, the city can enhance this corridor through crossing and access improvements while creating similar active transportation “spines” throughout the community – especially those that connect people to the core activity centers in the Downtown and Grove areas. The City should also implement the Bike and Pedestrian Plan’s recommendations for bikeways on the most significant street grids as a second layer of connections.

STRATEGY 5.1: Build missing sidewalks as identified by public comment

- See action items under Strategy 1.3.



Murdock Canal Trail crossings such as this one at 1100 North have been identified by the community as needing safety upgrades such as advance warnings, higher visibility markings, traffic calming, or flashing beacons.

STRATEGY 5.2: Murdock Canal Trail enhancements.

- Action Item 5.2.1:** Identify safety and comfort improvements where the trail crosses streets.
- Action Item 5.2.2:** Improve connecting routes.
- Action Item 5.2.3:** Develop a wayfinding system for the Murdock Canal Trail and connecting routes.
- Action Item 5.2.4:** Identify additional amenities for the Murdock Canal Trail corridor such as seating, lighting, and landscaping.

STRATEGY 5.3: Murdock Canal Trail enhancements.

- Action Item 5.3.1:** Identify key crossings of street barriers, focusing on the Mobility Corridors of State Street, North County Boulevard, and 100 East/Canyon Boulevard, designating preferred crossing improvement strategies such as shorter crossings, traffic calming, pedestrian refuge islands, pedestrian-activated signals, bicycle-activated signals, protected bicycle intersections, and in rare circumstances, grade-separated crossings.
- Action Item 5.3.2:** Work with the Utah Department of Transportation on ensuring safe crossings of state-managed corridors.



Interventions such as HAWK pedestrian-activated signals, medians and pedestrian refuges can reduce the barrier qualities of large, busy streets.

STRATEGY 5.4: Implement the Pedestrian and Bicycle Plan connections and facilities

- Action Item 5.4.1:** Implement bike facilities on priority corridors such as 1100 North and 200 North.
- Action Item 5.4.2:** Explore and pilot high comfort bike facilities such as protected bike lanes, raised bike lanes, and on-street multi-use trails.
- Action Item 5.4.3:** Improve adjacent community connections. Coordinate regularly with adjacent jurisdictions and update the Bicycle and Pedestrian Plan accordingly.
- Action Item 5.4.4:** Prioritize bicycle routes that form regional connections, such as 1100 North, 1800 North, Locust Avenue, and Geneva Road.



1100 North is a great potential bike corridor due to its ability to connect Pleasant Grove neighborhoods to schools, parks, the Murdock Canal Trail, and adjacent communities.

STRATEGY 5.5: Build a 200 South on-street trail

- Action Item 5.5.1:** Explore the feasibility of an on-street trail along 200 South from North County Boulevard to Downtown, with a bike lane continuing from Downtown to the High School/Recreation Center area.

** See Map 3.1 - Network Vision Concept for guidance for specific street corridors.*



Examples of physically separated bike facilities range from delineator post-protected bike lanes to bike lanes raised up onto the curb, alongside the sidewalk.

STRATEGY 5.6: Build the Downtown Greenway with a link to the rest of the active transportation network

- Action Item 5.6.1:** Coordinate with Strategy 3.3.
- Action Item 5.6.2:** Ensure and prioritize pedestrian and bicycle connections to the future Downtown Greenway corridor.

GOAL 6 – STRATEGICALLY MANAGE TRAFFIC CAPACITY AND OPERATIONS IN THE GROVE DISTRICT

Traffic in Pleasant Grove is projected to stay at manageable and relatively low volumes, except for The Grove area. With its fast-growing employment and residential uses, The Grove district projects to add significant amounts of traffic to North County Boulevard, Pleasant Grove Boulevard, and Main Street south of State Street. Within much of this area, especially adjacent to I-15, it will be vital to manage traffic on these key corridors and districts in collaboration with partners such as UDOT and area businesses.

STRATEGY 6.1: Collaborate with UDOT on the I-15 interchange project.

- Action Item 6.1.1:** Engage in ongoing collaboration and coordination with UDOT on the I-15 interchange project identified in their Environmental Assessment.

STRATEGY 6.2: Coordinate with UDOT to manage the needs of the Pleasant Grove Boulevard/North County Boulevard intersection.

- Action Item 6.2.1:** Continually evaluate the needs of the intersection.
- Action Item 6.2.2:** Consider innovative solutions that increase capacity through operations and minimize the intersection footprint.

STRATEGY 6.3: Balance traffic needs with the future bus rapid transit project.

- Action Item 6.3.1:** Increase throughput on North County Boulevard while limiting capacity increases and intersection footprints

STRATEGY 6.4: Transportation demand management

- Action Item 6.4.1:** Increase throughput on North County Boulevard while limiting capacity increases and intersection footprints
- Action item 6.4.2:** Maintain a connected resilient network to maximize options for travelers.

GOAL 7 – IMPROVE ROADWAY QUALITY THROUGHOUT THE COMMUNITY

Perhaps the largest deficiency of the transportation system in the eyes of residents is the condition of city streets. Investments in new infrastructure identified in the Goals above will need to balance maintaining and fixing road surfaces.

STRATEGY 7.1: Coordinate with Public Works

- Action Item 7.1.1:** Identify and prioritize road repaving and spot improvement projects.

STRATEGY 7.2: Ongoing community engagement

- Action Item 7.2.1:** Engage with Pleasant Grove neighborhoods on this specific issue on an ongoing basis.



Without a clear and strategic capital asset management plan, residents fear that unregulated growth and development will put an even greater strain on existing infrastructure.



CHAPTER 4 HOUSING

INTRODUCTION

Under Utah Code 10-9a-403 (2)(b)(iii) municipalities are required to include a moderate income housing plan as a component of the General Plan. This housing plan includes an overview of existing conditions, a projection of future housing demand at varying income levels over the next 5 and 10 years, and a realistic set of strategies to meet the needed housing demand. **The “focus is to facilitate a reasonable opportunity for a variety of housing, including moderate income housing... to meet the needs of people of various income levels, living, working, or desiring to live or work in the community.”** An additional objective is to allow residents at different income levels to participate in the community.

EXISTING CONDITIONS

HISTORIC POPULATION

The US Census Bureau’s Decennial Redistricting Data (“DEC”) report Pleasant Grove City (“City”) has experienced an average annual growth rate (“AAGR”) in population of 1.19 percent from 2010 through 2020. This growth is lower than Utah County at 2.47 percent and the State of Utah at 1.70 percent. The City has grown by approximately 4,217 persons which represents 2.95 percent of total growth within Utah County. Using 2010 through 2020 American Community Survey (“ACS”) 5-year estimates and the Census Bureau’s population estimate (“PEP”) for 2021, **Table 4.1** shows a comparison with the County and State.

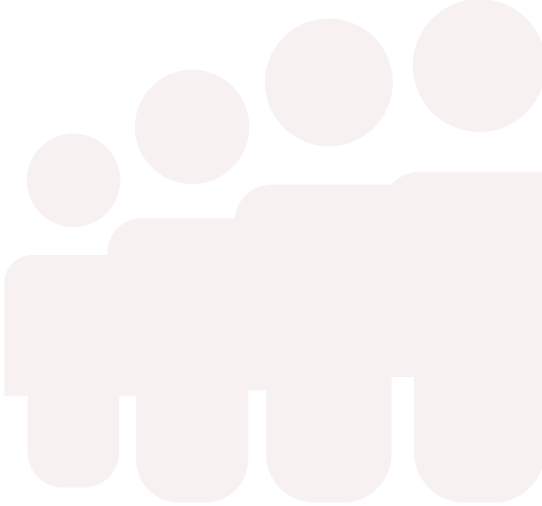


Table 4.1 - Historic Population

NAME	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2010 – 2020 AAGR (ACS)	2010 (DEC)	2020 (DEC)	2010 – 2020 AAGR (DEC)	2021 (PEP)
Pleasant Grove	31,457	32,565	33,330	34,010	34,858	35,771	36,678	37,439	38,066	38,380	38,474	2.03%	33,509	37,726	1.19%	37,949
Utah County	486,067	502,465	516,571	529,262	540,425	551,957	564,177	576,496	590,440	605,490	621,506	2.49%	516,564	659,399	2.47%	684,986
State of Utah	2,657,236	2,715,379	2,766,233	2,813,673	2,858,111	2,903,379	2,948,427	2,993,941	3,045,350	3,096,848	3,151,239	1.72%	2,763,885	3,271,616	1.70%	3,337,975

HOUSEHOLDS

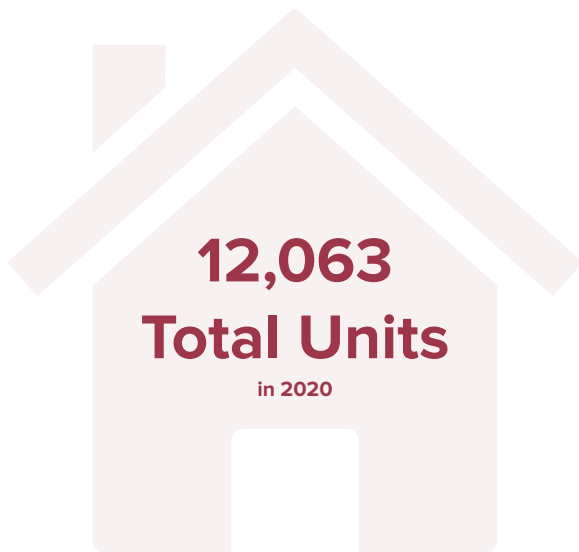
The total number of households in Pleasant Grove as of the US Census Bureau’s 2020 Redistricting Data is 11,388. Of the total housing units, 97.3 percent are occupied with 2.7 percent unoccupied. Utah County has approximately 95.84 percent housing occupancy rate, compared to the State at 91.82 percent. The 2020 US Census Bureau American Community Survey reports that the City has 12,063 housing units in total while TAZ estimates the total number of households as of 2020 as 13,092.

EXISTING HOUSING STOCK

As of the 2021 U.S. Census Bureau Population Estimates, Pleasant Grove (“City”) is home to 37,949 residents. The 2020 US Census Bureau American Community Survey reports that the City has 12,063 housing units in total, of which 11,733 are occupied units.¹ There are more homeowners than renters in Pleasant Grove, with 67.5 percent of homes being owner-occupied. This is due to the older portions of the City having a larger amount of single-family homes. As the City has grown, more multi-family housing units have been built. The City has 7,915 owner occupied units and 3,818 renter occupied units. Occupied housing has grown at an annual average growth rate (“AAGR”) of 2.48 percent from 2010 through 2020, with owner-occupied housing units growing at 1.46 percent and renter-occupied units growing at 5.05 percent. In 2020, the average household size of owner-occupied units was 3.51 and the average household size of renter occupied units was 2.78. These household sizes were used for all projections.

Table 4.2 compares owner-occupied to renter residential units.

¹ US Census Bureau American Community Survey 2016-2020.



As shown in **Figure 4.1 & Table 4.3**, 67.9 percent of Pleasant Grove’s housing stock is single family with 32.1 percent multi-family, mobile home, and other housing types. By comparison, Utah County’s housing stock is comprised of 75.6 percent single family and 24.4 percent multi-family, mobile home, and other housing types.

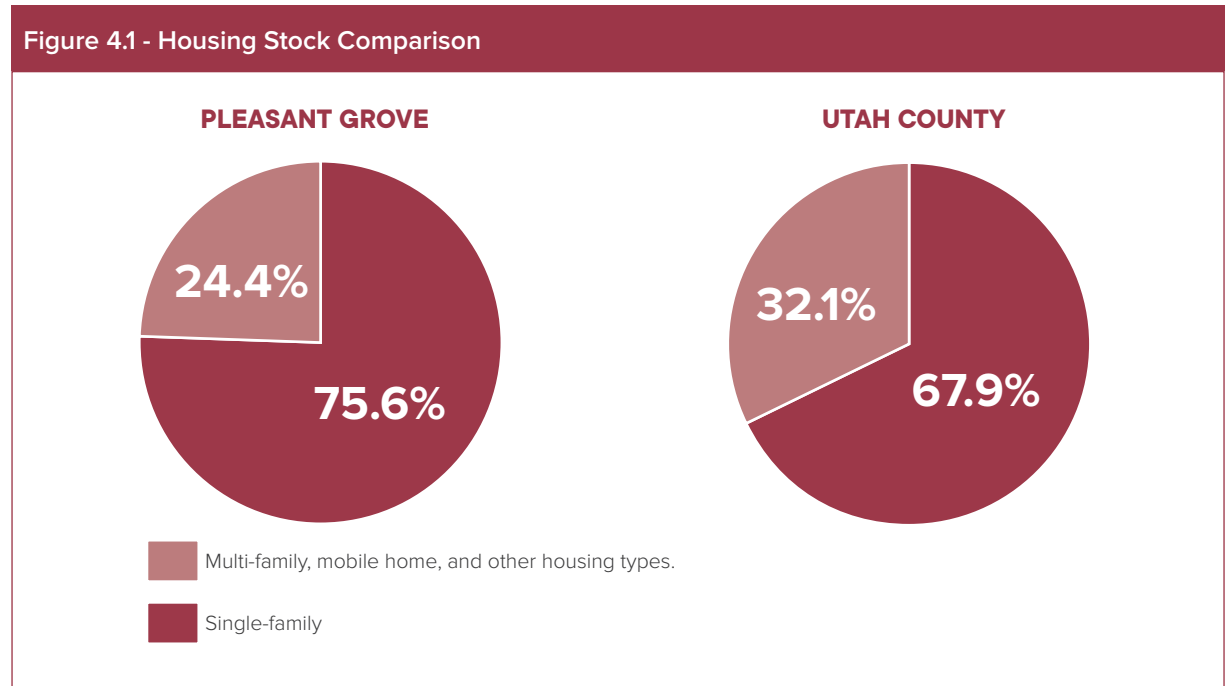


Table 4.2 - Existing Housing Units

NAME	2010	2020	AAGR
Total Housing Units	9,641	12,063	2.27%
Occupied Housing Units	9,181	11,733	2.48%
Owner-occupied Units	6,849	7,915	1.46%
Renter-occupied Units	2,332	3,818	5.05%

Source: US Census Bureau American Community Survey 2016-2020; Table DP04

Table 4.3 - Pleasant Grove Occupied Housing Units

TYPE	OWNER OCCUPIED	RENTER OCCUPIED	TOTAL	% OF TOTAL		
Single Family	7,002	88.50%	968	25.40%	7,970	67.90%
2 to 4 Units	216	2.70%	776	20.30%	992	8.50%
5 to 9 Units	187	2.40%	477	12.50%	664	5.70%
10 or more Units	424	5.40%	1,586	41.50%	2,010	17.10%
Mobile Home & Other	86	1.10%	11	0.30%	97	0.80%
Total Units	7,915	67.50%	3,818	32.50%	11,733	100%

Source: US Census Bureau American Community Survey 2016-2020, S2504

BUILDING PERMITS

The City has issued building permits for 2,324 units from 2011 to 2021. These include 935 single-family units, 655 condominiums or townhomes, 24 duplex or twin homes, 683 multi-family units, and 27 mobile/manufactured/other homes. Multi-family units have been more prevalent in the last ten years and will continue to be an important tool to address moderate-income housing needs within the City.

Table 4.4 - Pleasant Grove Residential Building Permits

YEAR	SINGLE FAMILY UNITS	CONDOMINIUMS/TOWNHOMES	DUPLEX/TWIN HOME	MULTI-FAMILY UNITS	MOBILE/MANUFACTURED/OTHER	TOTAL CONSTRUCTED UNITS
2011	44	-	2	8	-	54
2012	40	6	-	8	-	54
2013	109	346	-	262	-	717
2014	70	101	2	193	-	366
2015	99	114	2	-	-	215
2016	79	28	4	-	-	111
2017	63	-	2	47	-	112
2018	98	12	2	18	26	156
2019	103	12	-	30	1	146
2020	113	-	10	30	-	153
2021	117	36	-	129	-	282
Total	935	655	24	683	27	2,324

Source: Kem C Gardner Ivory-Boyer Database

NUMBER OF BEDROOMS/CONSTRUCTION YEAR

As shown in **Table 4.5**, 92.2 percent of occupied housing units in Pleasant Grove have two or more bedrooms. 44.5 percent of the occupied housing stock has four or more bedrooms.

A majority of the housing stock in Pleasant Grove was constructed between 1990 and 2009, with the largest growth occurring between 2000 and 2009 with the construction of 3,545 residential units (**See Table 4.6**).

Table 4.5 - Pleasant Grove Number of Bedrooms per Housing Unit

NUMBER OF BEDROOMS	NUMBER OF UNITS	PERCENT OF TOTAL
No bedroom	152	1.3%
1 bedroom	788	6.5%
2 or 3 bedrooms	5,756	47.7%
4 or more bedrooms	5,367	44.5%

Source: US Census Bureau American Community Survey 2016-2020, S2504

Table 4.6 - Pleasant Grove Construction Year of Housing Units

CONSTRUCTION YEAR	NUMBER OF UNITS	PERCENT OF TOTAL
2014 or later	1,097	9.10%
2010 to 2013	662	5.50%
2000 to 2009	3,545	29.40%
1990 to 1999	2,739	22.70%
1980 to 1989	867	7.20%
1970 to 1979	1,652	13.70%
1960 to 1969	518	4.30%
1950 to 1959	433	3.60%
1940 to 1949	243	2.00%
1939 or earlier	307	2.50%

Source: US Census Bureau American Community Survey 2016-2020, S2504 & DP04

HOUSING COST BURDEN

The median adjusted gross income in Pleasant Grove is \$59,500. The median household income has grown at an AAGR of 2.18% percent from 2010 through 2020. The Pleasant Grove owner-occupied income in 2020 was \$96,266 while renter-occupied income was \$51,969. The renter-occupied median income increased at an AAGR of 2.97 percent compared to a 3.58 percent growth rate in median gross rent.

The average monthly housing costs for all owner-occupied housing in Pleasant Grove is \$1,361. Monthly costs for owner-occupied housing units with a mortgage is \$1,566 while those without a mortgage is \$453. The median gross rent in the City is \$1,227. The ratio of the City’s median rent to renter income is 28.3 percent. The ratio of the City’s owner-occupied median income to median mortgage is 19.5 percent. Ratios greater than 30 percent indicate the average renter or household owner is burdened by housing costs. Ratios greater than 50 percent suggest a severe burden. Currently, the overall renter income to rent ratio is not considered a burden. However, the ratio is nearing the burden threshold.

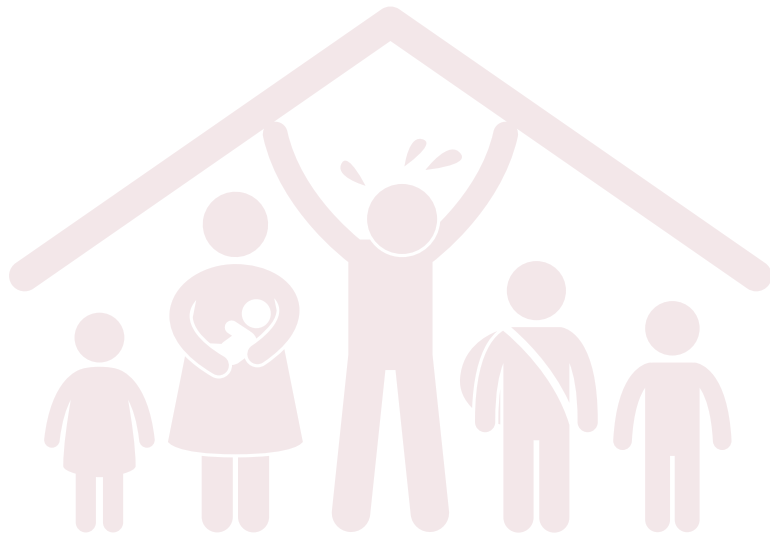


Table 4.7 - Pleasant Grove Housing Cost Burden Ratio

	2010	2020	AAGR
Median Adjusted Gross Income*	\$47,974	\$59,500	2.18%
Median Income	\$63,421	\$76,672	1.92%
Owner-occupied Median Income	\$73,196	\$96,266	2.78%
Renter-occupied Median Income	\$38,775	\$51,969	2.97%
Median Gross Rent	\$863	\$1,227	3.58%
Owner-occupied w/ Mortgage Cost	\$1,513	\$1,566	0.34%
Owner-occupied w/o Mortgage Cost	\$383	\$453	1.69%
Median Rent to Renter Income	26.7%	28.3%	
Median Mortgage to Owner Income	24.8%	19.5%	

Source: US Census Bureau American Community Survey 2016-2020, B19019 & B19119; Utah State Tax Commission*

RENT LIMITS

The U.S. Department of Housing and Urban Development annually reviews fair market rents to determine a standard for various housing programs to publish HOME Investment Partnership Program (“HOME”) rent limits. The rent limits for the Provo-Orem HUD Metro FMR Area for 2022 is found in **Table 4.8**.

Table 4.8 - Provo-Orem HUD Metro Rent Limits

PROGRAM	EFFICIENCY	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS
Low HOME Rent Limit	\$820	\$878	\$1,041	\$1,216	\$1,357
High HOME Rent Limit	\$880	\$914	\$1,041	\$1,479	\$1,708
Fair Market Rent	\$880	\$914	\$1,041	\$1,479	\$1,782
50% Rent Limit	\$820	\$878	\$1,053	\$1,216	\$1,357
65% Rent Limit	\$1,045	\$1,121	\$1,348	\$1,549	\$1,708

Source: U.S. Department of Housing and Urban Development

CURRENT & PROJECTED AFFORDABLE HOUSING GAP

POPULATION PROJECTION

Based on the historic Census Bureau AAGR, the 2022 population estimate is 38,721. An analysis of the April 2021 Traffic Area Zone data compiled by the Wasatch Front Regional Council results in a 2022 population estimate of 44,274.

The TAZ projections start with a higher population than the Census estimate. The AAGR utilized in the TAZ data from 2021 to 2050 is 0.29 percent whereas the Census Bureau AAGR is 2.03 percent and is based on the City's historic trends. By 2050, the population estimates from the Census Bureau and the TAZ data diverge by 20,399 residents as shown in the **Table 4.9** below. The variance between the two population projections provides an estimated window for the range of growth the City may experience in the coming years. Due to backlogged demand, there is potential that demand could exceed either projection. Census projections were used to project the housing gap and future demand.

Table 4.9 - Population Projections

NAME	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Census Bureau	37,726	37,949	38,721	39,508	40,312	41,132	41,969	42,822	43,693	44,582	45,489	46,414	47,358	48,321	49,304	50,307
TAZ	43,440	43,815	44,274	44,652	45,100	45,413	45,699	45,833	45,750	45,691	45,723	45,795	46,043	46,180	46,385	46,639
Variance	-5,714	-5,866	-5,553	-5,144	-4,788	-4,281	-3,730	-3,011	-2,057	-1,109	-234	619	1,315	2,141	2,919	3,668
NAME	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	AAGR
Census Bureau	51,330	52,375	53,440	54,527	55,636	56,768	57,922	59,100	60,303	61,529	62,781	64,058	65,361	66,690	68,046	2.03%
TAZ	46,806	47,033	47,104	47,151	47,237	47,255	47,239	47,327	47,565	47,686	47,708	47,623	47,695	47,689	47,647	0.29%
Variance	4,524	5,342	6,336	7,376	8,399	9,513	10,683	11,773	12,738	13,843	15,073	16,435	17,666	19,001	20,399	-

Source: WFRC TAZ Data

HOUSING GAP

The Utah Housing and Community Development Division within the Utah Department of Workforce Services (“DWS”) utilizes American Community Survey¹ data and the U.S. Housing and Urban Development Comprehensive Housing Affordability Strategy² (“CHAS”) to identify the current number of rental households, as well as project the number of units needed over the next five years within different household area median family income (“HAMFI”) levels. The total projected number of renter households according to CHAS data is 3,415.³

At ≤80 percent HAMFI, there are 2,075 renter households with 1,894 units currently available. This suggests a shortage of 181 rental units at the ≤80 percent of HAMFI income level. However, the City has a total of 2,965 affordable units suggesting a surplus of affordable units for this income bracket. This mismatch in available and affordable housing suggests 1,071 households are living in affordable housing despite their median income being above the ≤80 percent HAMFI threshold. The mismatch is also seen in the ≤50 percent HAMFI category as a 915 affordable unit deficit exists with renters occupying 305 units despite their median income being above the HAMFI threshold. At ≤30 percent HAMFI, there is a deficit of 565 rental units.

The current ACS and CHAS data indicate the number of rental units lags behind the number of rental households. The Kem C. Gardner Institute

1 U.S. Census Bureau American Community Survey 2016-2020, most current available.

2 U.S. Department of Housing and Urban Development 2015, most current available.

3 Due to the time lag in data availability for the ACS and CHAS data and differing growth rate projections, variations exist between the ACS rental households reported in 2020 and the CHAS rental households reported in 2015.

identified this lag citing the period from 2010–2018 where the number of rental households were increasing at a faster pace than housing units.⁴ Since 2010, the increase in households has outpaced the growth in housing units by an average annual growth rate of 2.4 percent. The current inverse relationship is evidence of the housing shortage in the State of Utah. The Pleasant Grove gap analysis further identifies a need to provide affordable housing for households in all three categories – 30 percent, 50 percent, and 80 percent of HAMFI.

As the price of rent continues to increase throughout the State of Utah, growth rates project that affordable housing in Pleasant Grove in the ≤80 percent HAMFI threshold is anticipated to grow over the next 10 years. Units meeting the ≤80 percent HAMFI category requirements are expected to increase dramatically with a rate of 7.4 percent per year. Growth rates project ≤50 HAMFI units are expected to decrease at a rate of 14.29 percent per year and ≤30 HAMFI units at 21.93 percent per year. These projections may be attributed to the housing crisis throughout the state of Utah and the price of rent continually increasing. **Table 4.11** provides the projected population in the three categories – 30 percent, 50 percent, and 80 percent of HAMFI in 5 and 10 years. **Table 4.12** provides projected housing availability in the three categories along with the current affordable rental unit housing supply.

4 Wood, James (2020, November). Housing Affordability: What Are Best Practices and Why Are They Important? Retrieved from <https://gardner.utah.edu/wp-content/uploads/Best-Practices-Dec2020.pdf>

Table 4.10 - Pleasant Grove Housing Gap

SHORTAGE	RENTER HOUSEHOLDS	AFFORDABLE RENTAL UNITS	AVAILABLE RENTAL UNITS	AFFORDABLE UNITS - RENTER HOUSEHOLDS	AVAILABLE UNITS- RENTER HOUSEHOLDS	HOUSING MISMATCH
≤ 80% HAMFI	2,075	2,965	1,894	890	-181	1,071
≤ 50% HAMFI	1,135	525	220	-610	-915	305
≤ 30% HAMFI	655	190	90	-465	-565	100

Table 4.11 - Renter Population Projection

	5 YEAR PROJECTIONS		10 YEAR PROJECTION	
	RENTER POPULATION	% OF TOTAL POPULATION	RENTER POPULATION	% OF TOTAL POPULATION
≤ 80% HAMFI	14,108	33.50%	20,160	43.80%
≤ 50% HAMFI	809	1.90%	374	0.80%
≤ 30% HAMFI	184	0.40%	53	0.10%

Table 4.12 - Projected Affordable Housing Needs

	AFFORDABLE RENTAL UNITS	GROWTH RATE	5 YEAR UNIT DEMAND	10 YEAR UNIT DEMAND
≤ 80% HAMFI	2,075	7.40%	4,237	6,054
≤ 50% HAMFI	1,135	-14.29%	243	112
≤ 30% HAMFI	655	-21.93%	55	16

REGULATORY ENVIRONMENT

Pleasant Grove residents appreciate the lifestyle offered by their community and have the desire to share the community with their children and others while preserving the existing sense of place. The focus of many residential zones is on single family residential units in low density areas.

Allows residential development as a primary use:

- Rural Residential (R-R)
 - Single-Family Residential (R-1)
 - Single-Family Residential (R-1-7)
 - Single-Family Residential (R-1-8)
 - Single-Family Residential (R-1-9)
 - Single-Family Residential (R-1-10)
 - Single-Family Residential (R-1-12)
 - Single-Family Residential (R-1-15)
 - Single-Family Residential (R-1-20)
- Medium Multiple - Residential (RM-7)
- Downtown Village (DV)
- The Grove

Allows residential development for conditional uses:

- Commercial Sales-2 (CS-2)
 - General Commercial (C-G)
- Does not allow residential development as the primary use:**
- Professional Office (P-O)
 - Neighborhood Commercial (C-N)
 - Community Commercial (C-C)
 - Commercial Sales (C-S)
 - Business Manufacturing Park (BMP)
 - Manufacturing District (M-D)

WHERE TO FOCUS

To provide housing opportunities while maintaining the existing sense of place, a focus on cluster development in undeveloped areas and low-rise mixed-use redevelopment within central commercial areas was supported by the Y2 Analytics survey. Clustered development allows for a concentration of homes in one area to allow extra land to be preserved as open space or other nonresidential land uses such as parks, neighborhood commercial sites, and public infrastructure. If possible, the sale and development of the golf course can offer the needed housing opportunities for the area.



Recommendations, Goals, & Strategies

To qualify for State transportation funding, the State requires municipalities to select three housing affordability strategies to implement in their community. In addition, the legislature is giving priority funding designation to those communities that adopt two additional strategies. Pleasant Grove has selected the following strategies for implementing moderate-income housing in the community.

STRATEGY A

Rezone for densities necessary to facilitate the production of moderate-income housing.

STRATEGY E

Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

STRATEGY F

Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

STRATEGY H

Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the residence's own vehicle.

STRATEGY W

Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones .

AVAILABLE HOUSING PROGRAMS

There are a variety of housing programs available to help maintain and support affordability, which will be increasingly critical as increasing housing costs erode the City’s affordability. Municipalities are encouraged to utilize the programs offered by the Utah Housing Corporation and the Department of Community and Economic Development to assist in establishing and maintaining the requirements set forth for affordable housing by Section 10–9a–4.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

This is a well-established federal entitlement grant program for urban communities seeking to revitalize neighborhoods, improve community facilities, prevent and eliminate slums, aid low to moderate-income families, and promote economic development.

HOME INVESTMENT PARTNERSHIP ACTS

The HOME act was established to develop and support affordable rental housing and home ownership mainly through the rehabilitation of existing units rather than new construction. The program targets low and very low-income households. The grant program is flexible in allowing participating jurisdictions to decide the most appropriate use of money in their communities. The program requires that at least 90 percent of the rental assistance be targeted toward households with incomes no higher than 60 percent of the area median. Participating jurisdictions are required to match 25 percent the federal funds used.

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

The Section 8 program provides rental payments and assistance to very low income and elderly persons. Rental assistance payments are made directly to private owners who lease their units to assisted families. The tenant is only required to pay 30 percent of his or her monthly-adjusted gross income for rent and the federal government pays the balance of the contract rent to the owner of the rental unit. The contract rent is based on Fair Market Rent established by HUD for the area. The certificates and vouchers are issued by local housing authorities and have a five-year term, which is renewable. Program participants may rent units whose rents exceed the FMR, but the recipient must pay the balance.

The following table lists the Fair Market Rents applicable in Pleasant Grove which is a part of the Provo-Orem metropolitan statistical area.

Table 4.13 - HUD Fair Market Rents for Provo-Orem Utah

YEAR	EFFICIENCY	1 BED	2 BED	3 BED	4 BED
2023	\$1,001	\$1,009	\$1,156	\$1,643	\$1,969
2022	\$880	\$914	\$1,041	\$1,479	\$1,782

Source: U.S. Department of Housing and Urban Development

SUPPORTIVE HOUSING PROGRAM

The Supportive Housing Program provides voucher-based rental assistance linked with case management services. This program is offered to high barrier, homeless, disabled, unaccompanied households who do not hold the lease in their own name. WHA holds the master lease on the unit. The program pulls households from a community homeless waiting list that prioritizes individuals based on vulnerability. The goal of the program is to assist homeless individuals strive for self-sufficiency.

SHELTER PLUS CARE

The Shelter Plus Care Program provides voucher based rental assistance linked with case management services. This program is offered to homeless, disabled, unaccompanied individuals who hold the lease in their own name. The program, administered by WHA, pulls individuals from a community homeless waiting list that prioritizes individuals based on vulnerability. The goal of the program is to assist homeless individuals strive for self-sufficiency.

LOW INCOME HOUSING TAX CREDITS (“LIHTC”)

The federal government has developed a program to encourage the construction, rehabilitation and preservation of rental housing for very low, low and moderate-income households. The LIHTC program is administered by the Utah Housing Corporation (“UHC”), which determines the amount of tax credit available to applicant projects and operations and on the percentage of the project, which will be restricted to low-income tenants. The UHC establishes maximum rents in accordance with HUD standards and future rental increases will be based on increases in the cost of living as reflected in HUD income guidelines. A minimum of 20 percent of the project’s units must be set aside for tenants with income less than 50 percent of the median income for the area or a minimum of 40 percent of the units must be reserved for tenants with incomes less than 60 percent of the area median income. Projects receiving LIHTC must maintain the status as a low-income project for a minimum of 15 years.

The LIHTC program provides a credit equal to nine percent of the construction cost for new construction or substantial rehabilitation for projects which do not use other federal assistance and a four percent credit for acquisition of existing projects and for those projects which use other federal subsidies (CDBG excluded). Credits are claimed annually for ten years. The credits may be used by the owner of the property or sold through syndication.

SECTION 202 LOANS FOR HOUSING THE ELDERLY

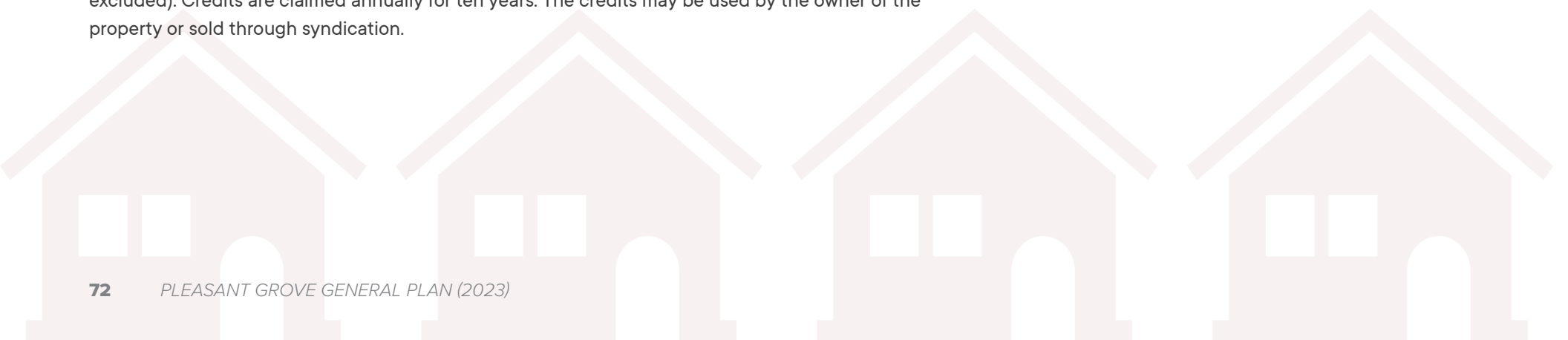
The HUD Section 202 program offers capital advances to finance the construction and the rehabilitation of structures to serve as supportive housing for very low-income elderly persons. It also provides rent subsidies to help make the projects affordable. If the project serves very low-income elderly persons for 40 or more years, the capital advance does not need to be repaid.

OLENE WALKER TRUST FUND

The fund is comprised of State appropriations and federal funds to provide loans at below-market interest rates for the construction of affordable housing. The majority of projects built using this fund are multi-family. While the majority of the fund is used for loans, a small amount (five percent) of the fund is available for grants.

MCKINNEY-VENTO FUND

This fund is administered by HUD and provides assistance for transitional housing. This includes advances or grants for acquisition, rehabilitation of existing structures, annual payments to help cover operating expenses, and technical assistance in establishing and operating transitional housing. Rental assistance for homeless people with disabilities is also offered.



FIRSTHOME

FIRSTHOME is a mortgage program offered by the Utah Housing Corporation. It is geared towards families of modest income with a credit score of 660 or higher who are first time homebuyers. This program offers competitive interest rates that keep the monthly house payments affordable, allowing families with smaller incomes to purchase a home.

UHC'S SUBORDINATE LOAN

These loans are offers from the Utah Housing Corporation that can be combined with any of their loan programs to help families with funds needed to purchase a home. This program is for borrowers who have not been able to save enough money for their down payment and closing costs. This loan provides an additional option to limited income working families who have insufficient funds to purchase a home.

HOMEAGAIN

This Utah Housing Corporation mortgage program targets families of modest income with a credit score of 660 or higher who have previously owned a home. This program, when combined with their Subordinate Loan, gives a family the opportunity to purchase another home with little or no cash investment.

SCORE

SCORE is a Utah Housing Corporation mortgage program designed to assist families of modest income with a credit score of 620 or higher. This program offers families who have recovered from previous credit challenges, a loan that can assist them with the purchase of their home. This program, when combined with their Subordinate Loan, gives a family the opportunity to purchase another home with little or no cash investment.

NOMI

This mortgage program is for families of modest income with a credit score of 700 or higher. Of all their homeownership programs, this mortgage typically has the lowest mortgage payment because it offers a loan without mortgage insurance. This program, when combined with a Subordinate Loan, gives a family the opportunity to purchase another home with little or no cash investment.

STREAMLINE REFINANCE LOAN PROGRAM

This Utah Housing Corporation program is geared toward families wanting to reduce their current mortgage payment with a refinance but do not have the funds to pay off their current UHC Subordinate Loan. For qualified borrowers, UHC will subordinate their existing Subordinate Loan to a new UHC Streamline Refinance.

CROWN

CROWN is a lease-to-own program developed by the Utah Housing Corporation (UHC) to bring home ownership within reach of very low-income households that are willing to make a long-term commitment to the community. CROWN creates permanent home ownership opportunities by utilizing Low Income Housing Tax Credits to construct new, single-family detached homes that are both durable and affordable. Lease payments last until the fifteen-year tax credit period expires. At this point, residents have the option of purchasing the home at a very attractive price through a low-interest UHC mortgage loan. The qualified low-income residents who become homeowners through the CROWN program are also eligible to receive training in the areas of housekeeping, home maintenance, and basic budgeting.





CHAPTER 5

ECONOMIC DEVELOPMENT

Introduction

Economic strength is a major pillar in the resiliency of Pleasant Grove as a community. The careful monitoring and analysis of taxable markets allows for strategic planning and helps the City achieve a stable income. The following section provides a thorough analysis of taxable sales and markets in Pleasant Grove, identifying strengths and weaknesses, as well as opportunities and threats.

EXISTING MARKET CONDITIONS

PROPERTY TAX COMPARISON

Utah’s municipal tax rate setting process is designed to achieve budget neutrality. An entity’s prior year budgeted revenue serves as the baseline for current year certified tax rate calculations. According to the Utah State Tax Commission:

The county assessor and State Tax Commission provide valuation information to the county auditor, including changes in value resulting from reappraisal, new growth, factoring and legislative adjustments. The State Tax Commission and the county auditor calculate certified tax rates and the county auditor provides taxing entities with valuation and certified tax rate information. The certified tax rate provides a taxing entity with the same amount of property tax revenue it received in the previous tax year plus any revenue generated by additional growth in its taxable value. When this information is received, taxing entities compute and adopt proposed tax rates. If an entity is proposing a property tax revenue increase, it may only adopt a tentative or proposed tax rate. The exact requirements to increase property tax revenue vary depending on whether the entity is a calendar year or a fiscal year entity. These procedures are discussed in more detail in Standard 10.9 “Truth in Taxation”.¹

¹ Source: Utah State Tax Commission, <https://propertytax.utah.gov/standards/standard10.pdf>, p.4

In order to adopt a tax rate that exceeds the Certified Tax Rate, an entity must go through what is known as the “Truth-in-Taxation” process. Truth-in-Taxation statutes require that entities proposing a tax increase must advertise the increase and hold a public hearing. The Certified Tax Rate or the proposed rate, if adopted, is applied to all taxable value within the boundaries of the taxing entity.

The total Pleasant Grove tax rate is made up of levies by Utah County, Multi-county Assessing and Collecting Levy, County Assessing and Collecting Levy, Alpine School District, Pleasant Grove City, North Utah County Water Conservancy District, and Central Utah Water Conservancy District. As shown in **Figure 5.1**, the Alpine School District has historically, on average, accounted for approximately 56 percent of the tax rate. The Pleasant Grove City municipal tax rate as a percent of the total tax rate has fluctuated historically between 15.2 percent and 33.7 percent as shown in **Figure 5.2**.

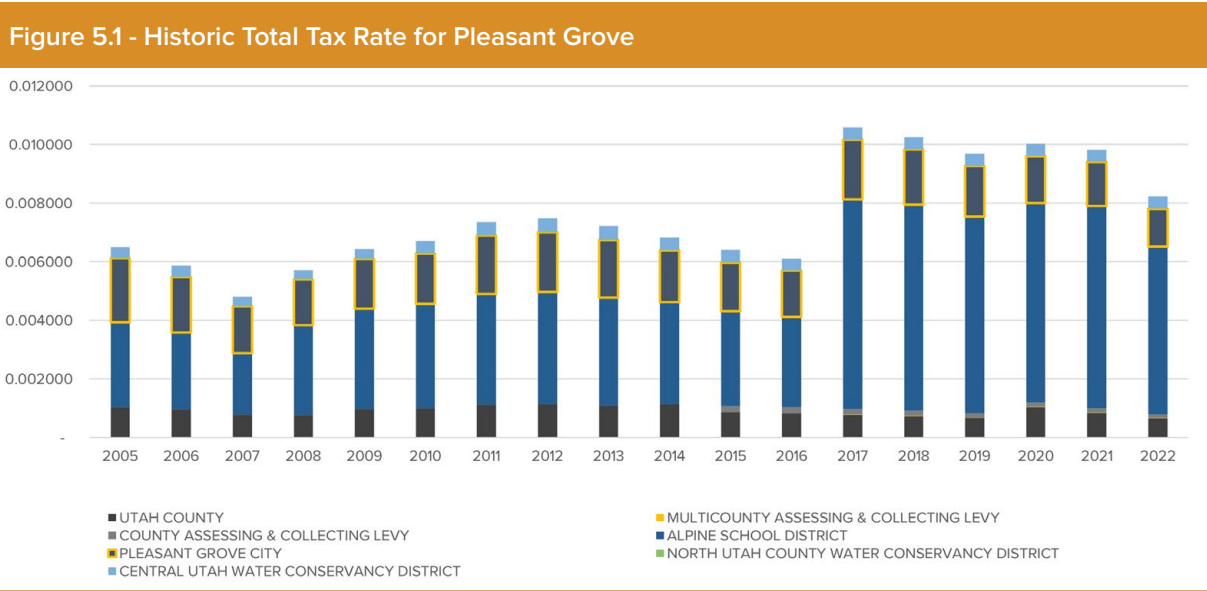
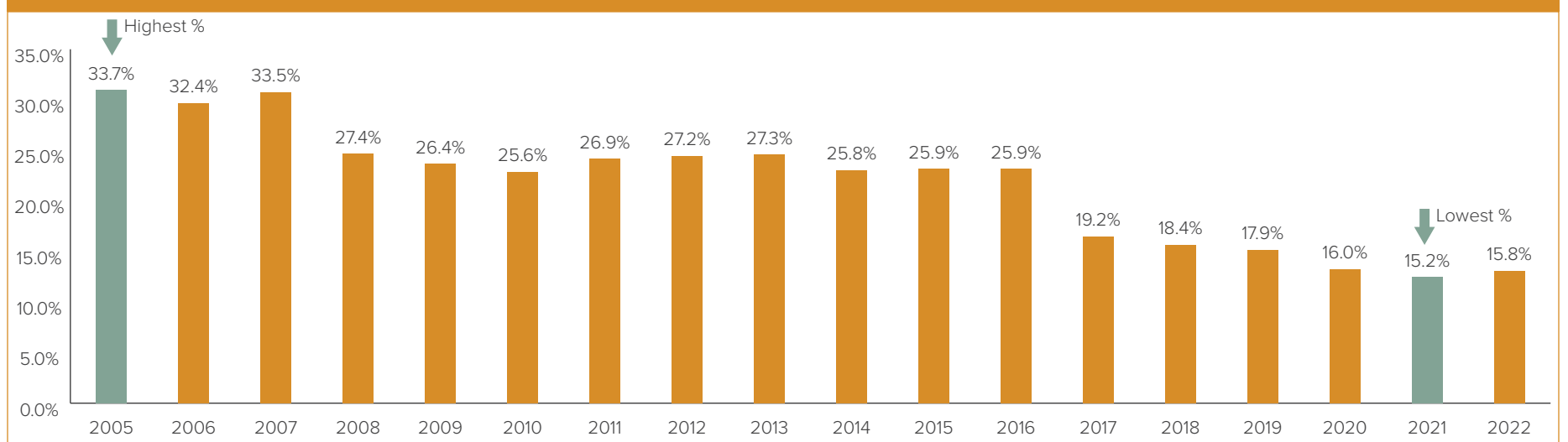


Table 5.1 - Tax Rate Comparisons

CITY	2021 CENSUS POPULATION	RANK	2022 TAX RATE	RANK	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Vineyard	12,543	13	0.002903	1	0.003329	0.003249	0.003369	0.003957	0.004015	0.003446	0.002878	0.002816	0.00274	0.002758	0.002648
Provo	115,162	1	0.00171	2	0.00223	0.002426	0.00256	0.001888	0.002089	0.001577	0.001642	0.001699	0.001801	0.001832	0.001795
American Fork	33,337	9	0.001679	3	0.001687	0.001906	0.002027	0.002077	0.002082	0.002116	0.002207	0.002364	0.002561	0.002616	0.002595
Mapleton	12,414	14	0.001489	4	0.002048	0.002209	0.002317	0.002523	0.002729	0.002574	0.002729	0.003052	0.003466	0.003639	0.00357
Alpine	10,251	16	0.001306	5	0.001306	0.001424	0.001473	0.001179	0.001305	0.001388	0.001478	0.001611	0.001773	0.001916	0.001278
Pleasant Grove	37,726	6	0.001303	6	0.001497	0.001602	0.001734	0.001884	0.002029	0.001585	0.001661	0.00176	0.001968	0.002035	0.001981
Salem	9,831	18	0.001227	7	0.001227	0.00129	0.001411	0.001524	0.001633	0.001697	0.001839	0.001896	0.00202	0.002106	0.001382
Payson	22,142	10	0.001193	8	0.001193	0.001193	0.001272	0.00128	0.00128	0.001192	0.001204	0.001268	0.001353	0.00138	0.001323
Lehi	75,907	3	0.001189	9	0.001429	0.001451	0.001538	0.001678	0.00183	0.002005	0.00209	0.002172	0.002432	0.002585	0.002519
Springville	36,135	8	0.001159	10	0.001497	0.001612	0.001763	0.001914	0.002087	0.001396	0.001459	0.001575	0.001653	0.001685	0.001623
Cedar Hills	10,024	17	0.001123	11	0.001495	0.001646	0.001737	0.001923	0.002024	0.001512	0.001594	0.001703	0.001922	0.001994	0.001999
Spanish Fork	43,870	4	0.001111	12	0.001129	0.0012	0.000991	0.000955	0.000955	0.001031	0.001091	0.001123	0.001204	0.001221	0.001186
Saratoga Springs	37,696	7	0.001028	13	0.001359	0.001446	0.00157	0.001731	0.001822	0.001994	0.002083	0.002233	0.002761	0.003054	0.00312
Santaquin	15,379	12	0.000935	14	0.001282	0.001396	0.001499	0.001644	0.001734	0.001909	0.002075	0.002176	0.001853	0.001817	0.00183
Orem	98,129	2	0.000925	15	0.001094	0.001166	0.00126	0.001281	0.001346	0.001123	0.001188	0.001217	0.001324	0.001355	0.001325
Lindon	11,397	15	0.000907	16	0.001116	0.001174	0.001241	0.001392	0.001451	0.00163	0.001741	0.001862	0.002043	0.002107	0.00208
Highland	19,348	11	0.000817	17	0.001122	0.001216	0.001254	0.001327	0.001428	0.001494	0.001568	0.001681	0.001886	0.002005	0.002004
Eagle Mountain	43,623	5	0.000541	18	0.000724	0.000769	0.000825	0.000924	0.001011	0.001081	0.001118	0.001192	0.001559	0.001668	0.001636

Figure 5.2 - Pleasant Grove Tax Rate as a Percent of Total Tax Rate



LAND USE ANALYSIS

The distribution of land uses in the City illustrate a concentration of residential development, with over 53 percent of the building square footage attributed to single family residential property types. There are approximately 670 acres of vacant land, with over 200 acres of vacant commercial property.

Figure 5.3 - Existing Property Types Within Pleasant Grove

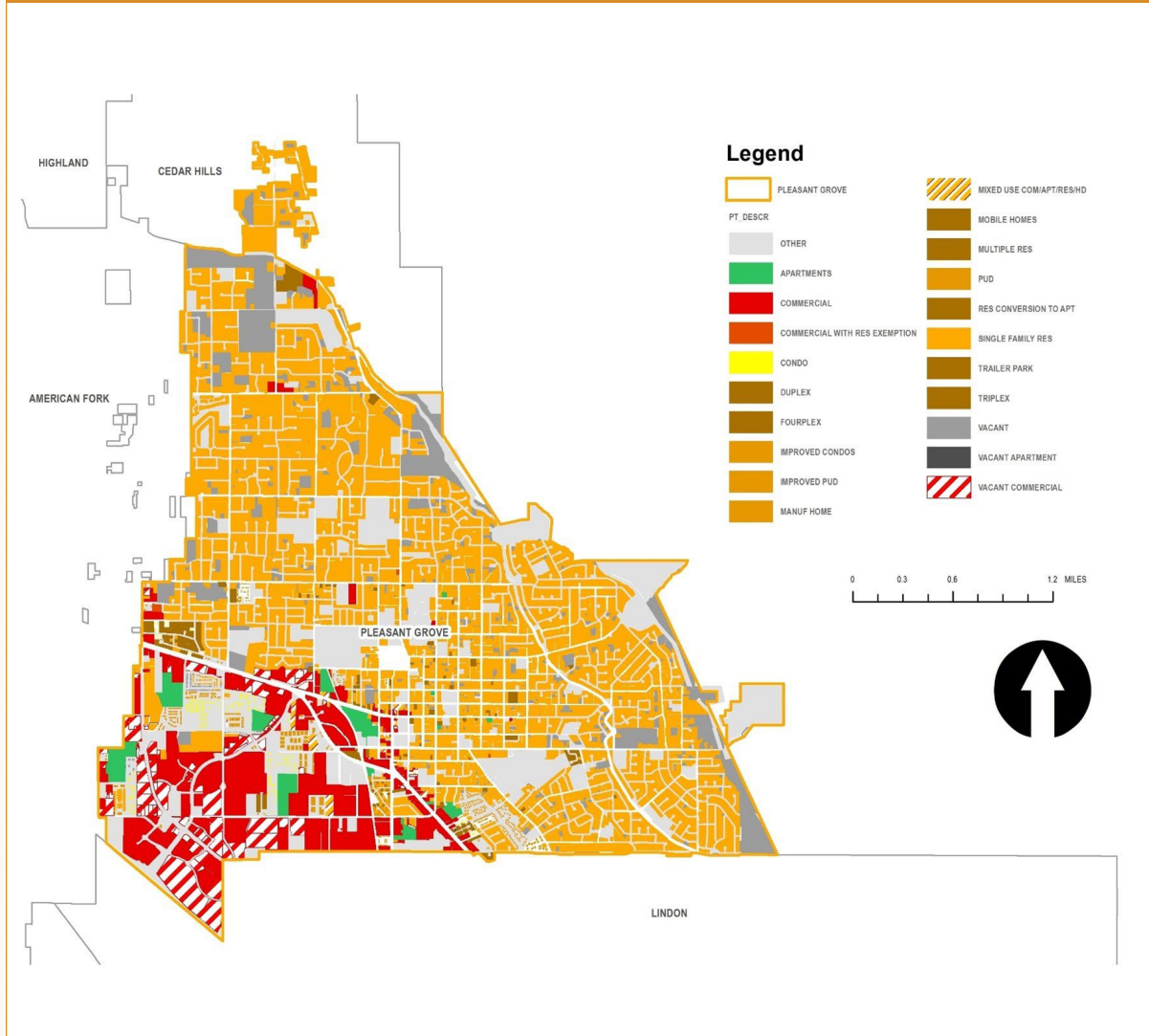


Figure 5.4 - Distribution of Commercial Property Types within Pleasant Grove

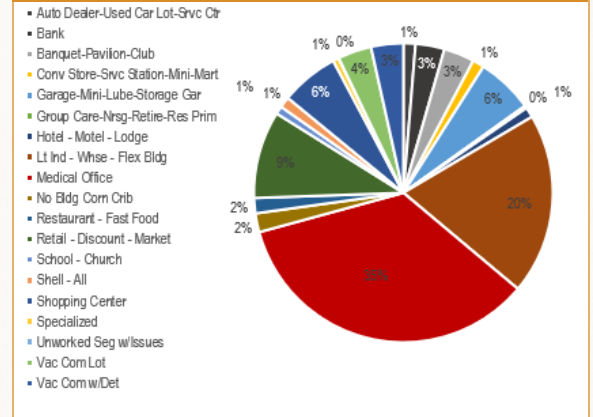
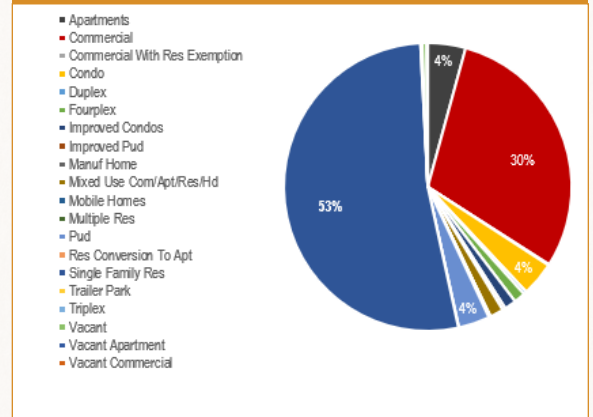


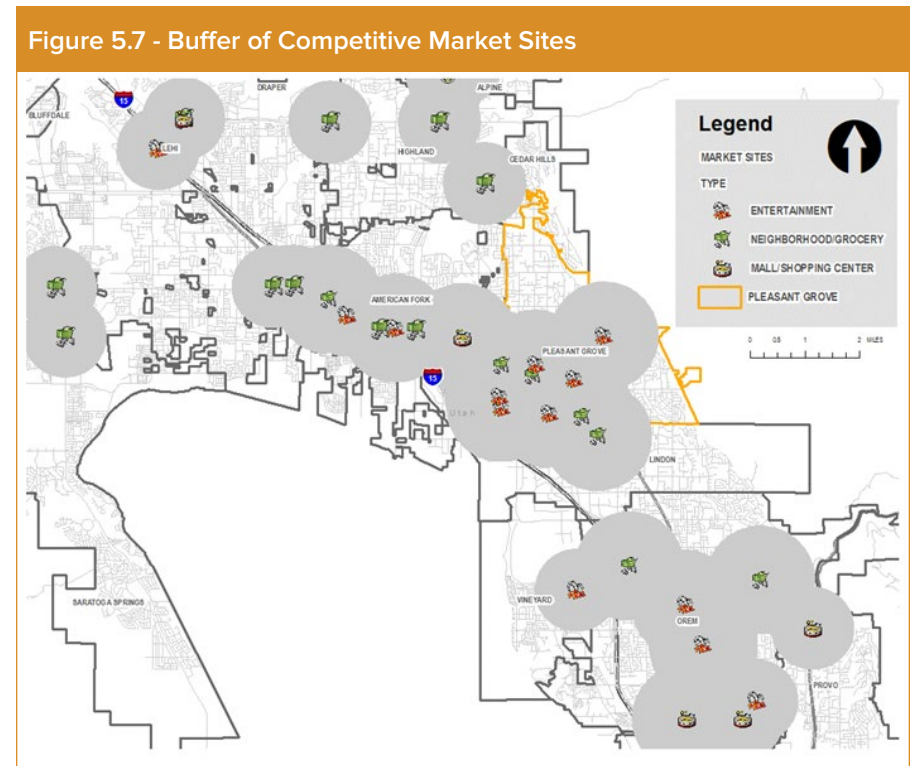
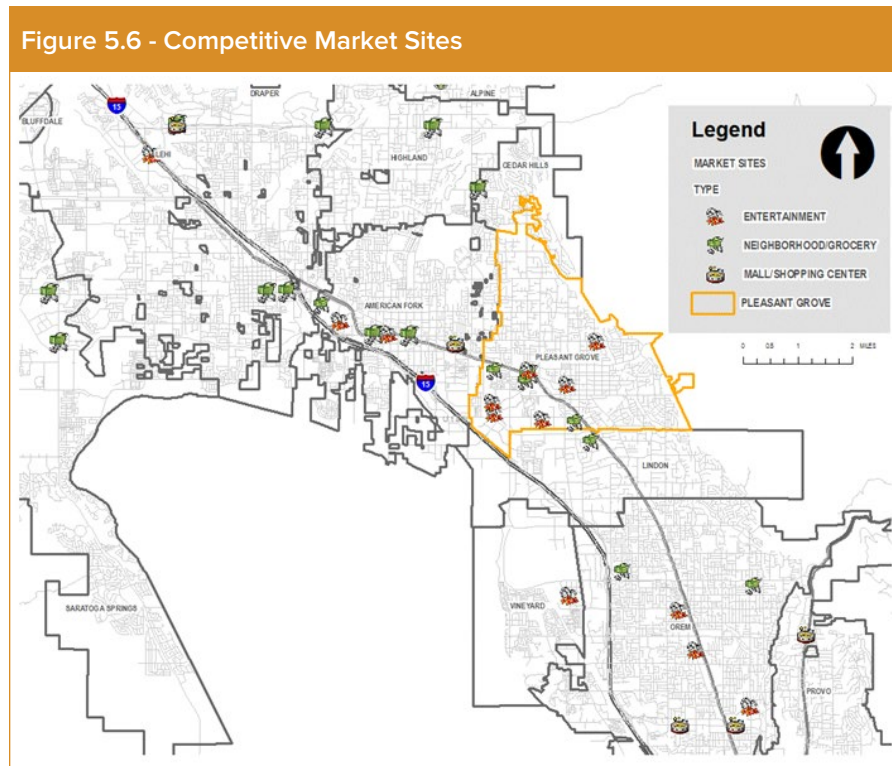
Figure 5.5 - Distribution of Property Types within Pleasant Grove



COMPETITIVE MARKET SITES

There are several competitive market sites within and surrounding Pleasant Grove. These locations include neighborhood scale retail, entertainment centers, and regional retail concentrated along I-15 in adjacent communities. This concentration of development has contributed to the sales leakage the City is experiencing.

A one-mile buffer of the competitive market sites illustrates limited growth potential along I-15. Future commercial growth will continue to follow rooftops which are shifting concentration toward the south and west of Utah County. Development within Pleasant Grove may occur through a continue focus on population growth and density.



ANALYSIS OF TAXABLE SALES

Taxable sales within Pleasant Grove provide an important metric to assess the general economic health of the City. A sales gap (or “leakage”) analysis is used to identify economic development opportunities for a community by evaluating the total purchases made by residents inside and outside the community (hence, the term “leakage” for sales lost outside the community). This type of analysis first identifies sales within the State of Utah for each major NAICS code category and then calculates the average sales per capita in each NAICS category. Per capita sales in the City are compared to average per capita sales statewide in order to estimate what portion of resident purchases are being made within City boundaries, and what amount is leaving the City. The resident purchases being made outside of the City represent an opportunity to recapture some of these lost sales. The analysis divides taxable sales into three major categories:

1. Retail sales,
2. Industry sales
3. Sales related to services



Table 5.2 - Historic Population

CITY	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2010 – 2020 AGR (ACS)	2010 (DEC)	2020 (DEC)	2010 – 2020 AGR (DEC)	2021 (PEP)
American Fork	25,370	25,930	26,347	26,935	27,366	27,799	28,127	28,507	29,384	30,399	31,636	2.23%	26,263	33,337	2.41%	34,422
Eagle Mountain	17,892	19,498	21,106	22,358	23,468	25,037	26,219	27,773	29,919	32,412	35,431	7.07%	21,415	43,623	7.37%	49,738
Highland	14,081	14,789	15,425	15,997	16,491	17,030	17,544	17,952	18,362	18,726	19,012	3.05%	15,523	19,348	2.23%	19,611
Lindon	9,698	9,937	10,093	10,282	10,434	10,552	10,686	10,761	10,826	10,912	11,072	1.33%	10,070	11,397	1.25%	11,709
Pleasant Grove	31,457	32,565	33,330	34,010	34,858	35,771	36,678	37,439	38,066	38,380	38,474	2.03%	33,509	37,726	1.19%	37,949
Saratoga Springs	14,696	16,108	17,902	19,508	21,061	22,532	24,088	25,671	27,347	29,161	31,273	7.84%	17,781	37,696	7.80%	44,164
Spanish Fork	31,851	33,293	34,547	35,525	36,337	36,916	37,565	38,171	38,673	39,371	40,069	2.32%	34,691	42,602	2.08%	43,870
Springville	27,633	28,626	29,416	30,113	30,649	31,178	31,796	32,319	32,603	32,952	33,251	1.87%	29,466	35,268	1.81%	36,135
Utah County	486,067	502,465	516,571	529,262	540,425	551,957	564,177	576,496	590,440	605,490	621,506	2.49%	516,564	659,399	2.47%	684,986
State of Utah	2,657,236	2,715,379	2,766,233	2,813,673	2,858,111	2,903,379	2,948,427	2,993,941	3,045,350	3,096,848	3,151,239	1.72%	2,763,885	3,271,616	1.70%	3,337,975



HISTORIC TAXABLE SALES

Total taxable sales for the City increased by an average of 11.12% percent from 2010 through 2020. A comparison of tax data for similarly sized cities (relative to population) shows a positive trend in taxable sales growth for all communities (see **Table 5.3**). Five communities have experienced double digit increases.

Table 5.3 - Historic Taxable Sales

CITY	2010	2011	2012	2013	2014	2015	2016
American Fork	\$614,079,169	\$665,358,617	\$736,723,957	\$782,702,438	\$829,418,007	\$880,160,146	\$980,818,959
Eagle Mountain	\$33,791,941	\$37,515,948	\$41,621,051	\$45,573,734	\$60,805,008	\$72,573,676	\$87,334,381
Highland	\$63,005,851	\$66,522,775	\$73,005,540	\$76,429,573	\$82,664,097	\$88,923,454	\$92,152,320
Lindon	\$341,406,012	\$391,270,691	\$414,469,168	\$465,590,441	\$490,845,255	\$537,897,439	\$545,309,402
Pleasant Grove	\$188,462,821	\$219,279,196	\$230,952,750	\$192,340,518	\$253,116,222	\$308,565,768	\$333,941,291
Saratoga Springs	\$122,610,996	\$142,580,323	\$154,142,862	\$169,568,903	\$176,157,698	\$193,074,100	\$218,463,721
Spanish Fork	\$290,434,259	\$287,142,930	\$323,971,168	\$401,808,306	\$439,937,145	\$559,598,283	\$605,083,233
Springville	\$302,990,305	\$303,542,944	\$310,972,059	\$336,184,386	\$396,392,615	\$358,285,939	\$397,085,189
Utah County	\$5,416,733,264	\$5,813,302,967	\$6,284,650,710	\$6,626,923,581	\$7,103,705,264	\$7,653,904,326	\$8,119,366,699
State of Utah	\$41,387,390,797	\$44,097,026,745	\$47,531,179,930	\$49,404,045,506	\$51,709,162,594	\$53,933,277,032	\$56,502,434,145
CITY	2017	2018	2019	2020	2021	2010 – 2021 AAGR	2020 (DEC)
American Fork	\$1,042,635,985	\$1,126,366,048	\$1,248,666,095	\$1,410,712,321	\$1,715,148,105	9.79%	33,337
Eagle Mountain	\$121,122,465	\$149,540,443	\$231,272,232	\$352,371,740	\$450,498,807	26.55%	43,623
Highland	\$101,079,080	\$103,868,222	\$120,167,198	\$153,657,919	\$177,814,514	9.89%	19,348
Lindon	\$634,122,270	\$656,046,860	\$670,271,641	\$783,399,705	\$1,000,683,705	10.27%	11,397
Pleasant Grove	\$388,383,040	\$406,810,672	\$468,531,643	\$526,151,772	\$601,177,096	11.12%	37,726
Saratoga Springs	\$261,591,568	\$301,600,080	\$366,322,514	\$519,675,928	\$710,660,687	17.32%	37,696
Spanish Fork	\$692,181,990	\$774,805,158	\$879,891,212	\$1,067,378,185	\$1,332,506,294	14.85%	42,602
Springville	\$462,811,192	\$491,346,970	\$527,043,061	\$630,340,782	\$725,814,027	8.27%	35,268
Utah County	\$9,048,468,247	\$9,596,801,177	\$10,540,169,485	\$11,932,848,870	\$14,527,427,372	9.38%	659,399
State of Utah	\$61,031,691,837	\$64,982,524,088	\$68,910,384,257	\$74,730,705,784	\$90,105,221,730	7.33%	3,271,616

Table 5.4 - Historic Taxable Sales Per Capita

CITY	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	RANK
American Fork	\$23,382	\$25,660	\$27,962	\$29,059	\$30,308	\$31,662	\$34,871	\$36,575	\$38,333	\$41,076	\$42,317	\$49,827	2
Eagle Mountain	\$1,578	\$1,924	\$1,972	\$2,038	\$2,591	\$2,899	\$3,331	\$4,361	\$4,998	\$7,135	\$8,078	\$9,057	10
Highland	\$4,059	\$4,498	\$4,733	\$4,778	\$5,013	\$5,222	\$5,253	\$5,631	\$5,657	\$6,417	\$7,942	\$9,067	9
Lindon	\$33,903	\$39,375	\$41,065	\$45,282	\$47,043	\$50,976	\$51,030	\$58,928	\$60,599	\$61,425	\$68,737	\$85,463	1
Pleasant Grove	\$5,624	\$6,734	\$6,929	\$5,655	\$7,261	\$8,626	\$9,105	\$10,374	\$10,687	\$12,208	\$13,947	\$15,842	8
Saratoga Springs	\$6,896	\$8,852	\$8,610	\$8,692	\$8,364	\$8,569	\$9,069	\$10,190	\$11,029	\$12,562	\$13,786	\$16,091	7
Spanish Fork	\$8,372	\$8,625	\$9,378	\$11,311	\$12,107	\$15,159	\$16,108	\$18,134	\$20,035	\$22,349	\$25,055	\$30,374	3
Springville	\$10,283	\$10,604	\$10,572	\$11,164	\$12,933	\$11,492	\$12,489	\$14,320	\$15,071	\$15,994	\$17,873	\$20,086	6
Utah County	\$10,486	\$11,570	\$12,166	\$12,521	\$13,145	\$13,867	\$14,392	\$15,696	\$16,254	\$17,408	\$18,097	\$21,208	4
State of Utah	\$14,974	\$16,240	\$17,183	\$17,559	\$18,092	\$18,576	\$19,164	\$20,385	\$21,338	\$22,252	\$22,842	\$26,994	5



Pleasant Grove's taxable sales per capita ranks 6 out of the 8 communities and 8 out of 10 when including Utah County and the State of Utah.

RETAIL TAXABLE SALES

Pleasant Grove's greatest retail strength is the Non-Store Retailers category, accounting for 17.6 percent of total retail and service taxable sales in 2021, followed by Motor Vehicle, Food & Beverage sales, General Merchandise, and Electronics and Appliance.

Table 5.5 - Retail Spending by Percent of Total Retail and Service Taxable Sales

CATEGORY	2017	2018	2019	2020	2021
General Merchandise	6.60%	6.40%	6.20%	6.30%	6.10%
Building Material & Garden Equipment	1.40%	1.40%	1.30%	1.60%	1.50%
Food & Beverage	17.90%	16.10%	14.30%	14.50%	11.90%
Motor Vehicle	20.20%	17.80%	17.60%	16.10%	16.60%
Non-Store Retailers	7.50%	7.10%	9.90%	17.30%	17.60%
Miscellaneous Retail Trade	3.60%	4.00%	2.80%	2.90%	2.70%
Electrical & Appliance	2.40%	3.10%	2.70%	2.70%	2.90%
Sporting Goods	1.00%	0.90%	1.00%	1.20%	1.20%
Clothing & Accessories	1.10%	1.10%	1.10%	1.40%	1.40%
Other	38.20%	42.20%	43.20%	36.10%	38.00%



SERVICES TAXABLE SALES

Food Services and Drinking Places represent the largest spending category in Services. Industries in the Food Services and Drinking Places subsector are varied. Some provide food and drink only, while others provide various combinations of seating space, waiter/waitress services, and incidental amenities, such as limited entertainment.

Table 5.6 - Services Spending by Percent of Total Retail and Service Taxable Sales

CATEGORY	2017	2018	2019	2020	2021
Accommodation	0.10%	0.10%	0.70%	0.50%	0.70%
Admin Support, Waste Mgt & Remediation	0.50%	0.40%	0.50%	0.60%	0.60%
Arts, Entertainment, And Recreation	0.20%	0.30%	0.80%	1.00%	1.60%
Educational Services	0.10%	0.20%	0.10%	0.10%	0.10%
Finance & Insurance	0.80%	0.80%	0.60%	1.00%	0.50%
Food Services & Drinking Places	7.10%	7.40%	8.20%	7.10%	8.20%
Health Care & Social Assistance	1.20%	0.60%	0.50%	0.50%	0.30%
Management of Companies & Enterprises	0.10%	0.00%	0.10%	0.10%	0.10%
Other Services, Except Public Admin	4.70%	4.00%	3.60%	3.20%	2.90%
Professional, Scientific, & Tech Services	8.70%	13.40%	13.80%	6.80%	7.10%
Public Administration	0.10%	0.10%	0.10%	0.10%	0.00%
Real Estate, Rental, & Leasing	2.10%	2.40%	2.30%	2.20%	2.20%



INDUSTRY TAXABLE SALES

Information sales represent the largest spending category in 2021.

Table 5.7 - Industry Taxable Sale as Percent of Total Retail and Service Taxable Sales

CATEGORY	2017	2018	2019	2020	2021
Agriculture, Forestry, Fishing & Hunting	0.00%	0.00%	0.00%	0.10%	0.10%
Construction	1.50%	2.60%	1.60%	1.20%	1.50%
Information	10.00%	6.00%	7.30%	7.20%	7.20%
Manufacturing	8.30%	2.70%	2.30%	2.10%	2.90%
Mining, Quarrying, & Oil & Gas Extraction	0.00%	0.00%	0.00%	0.00%	0.00%
Transportation & Warehousing	0.10%	0.00%	0.00%	0.00%	0.10%

SALE LEAKAGE ANALYSIS

The table below provides a general overview of leakage and retention by major category. Negative numbers estimate the approximate leakage of taxable sales from Pleasant Grove to other communities. When leakage is occurring, the capture rate is below 100 percent, indicating the City is not collecting the average sales expected based on a per capita basis relative to the State average. Positive numbers indicate that Pleasant Grove City is attracting more than the State average relative to that category, suggesting shoppers from outside the City are attracted to the area for certain types of purchases or that there is a high concentration of this type of spending. This is reflected in the capture rate as a number above 100 percent.

Table 5.8 - Sales Leakage

	PLEASANT GROVE DIRECT TAXABLE SALES	PLEASANT GROVE PER CAPITA SPENDING	UTAH PER CAPITA SPENDING*	PER CAPITA SALE LEAKAGE	TOTAL LEAKAGE	CAPTURE RATE
RETAIL						
Building Material & Garden Equip	\$7,436,993	\$196	\$1,809	(\$1,613)	(\$61,221,317)	11%
Clothing & Accessories	\$6,876,597	\$181	\$715	(\$534)	(\$20,247,241)	25%
Electrical & Appliance	\$14,343,904	\$378	\$440	(\$62)	(\$2,355,401)	86%
Food & Beverage	\$58,363,383	\$1,538	\$1,732	(\$194)	(\$7,369,176)	89%
Furniture & Home Furnishing	\$2,978,889	\$78	\$448	(\$370)	(\$14,030,931)	18%
Gas Station	\$11,250,000	\$296	\$485	(\$188)	(\$7,141,122)	61%
General Merchandise	\$29,824,331	\$786	\$2,569	(\$1,783)	(\$67,679,046)	31%
Health & Personal	\$2,994,499	\$79	\$210	(\$131)	(\$4,980,588)	38%
Miscellaneous Retail Trade	\$13,329,316	\$351	\$705	(\$354)	(\$13,426,535)	50%
Motor Vehicle	\$81,121,727	\$2,138	\$2,847	(\$710)	(\$26,933,882)	75%
Non-Store Retailers	\$86,112,887	\$2,269	\$2,018	\$251	\$9,519,870	112%
Sporting Good	\$6,043,511	\$159	\$478	(\$319)	(\$12,108,147)	33%
Wholesale Trade-Durable Goods	\$1,639,116	\$43	\$41	\$3	\$96,686	106%
Wholesale Trade-Electronic Markets	\$39,605,293	\$1,044	\$1,960	(\$916)	(\$34,770,917)	53%
Wholesale Trade-Nondurable Goods	\$7,845,982	\$207	\$322	(\$116)	(\$4,388,789)	64%
	\$369,766,428	\$9,744	\$16,780	(\$7,037)	(\$267,036,535)	58%
INDUSTRY						
Agriculture, Forestry, Fishing & Hunting	\$704,782	\$19	\$12	\$7	\$253,752	156%
Construction	\$7,433,362	\$196	\$440	(\$244)	(\$9,261,757)	45%
Information	\$35,395,093	\$933	\$832	\$100	\$3,802,937	112%
Manufacturing	\$14,078,261	\$371	\$1,207	(\$836)	(\$31,732,781)	31%
Mining, Quarrying, & Oil & Gas Extraction	\$200,000	\$5	\$102	(\$97)	(\$3,663,769)	5%
Transportation & Warehousing	\$281,891	\$7	\$52	(\$45)	(\$1,709,329)	14%
Utilities	\$22,500,000	\$593	\$727	(\$134)	(\$5,104,025)	82%
	\$80,593,389	\$2,124	\$3,373	(\$1,249)	(\$47,414,972)	63%

Table 5.8 - Sales Leakage Continued

	PLEASANT GROVE DIRECT TAXABLE SALES	PLEASANT GROVE PER CAPITA SPENDING	UTAH PER CAPITA SPENDING*	PER CAPITA SALE LEAKAGE	TOTAL LEAKAGE	CAPTURE RATE
SERVICES						
Accommodation	\$3,500,000	\$92	\$761	(\$669)	(\$25,380,367)	12%
Admin. & Sup & Waste Man.& Remed. Ser	\$3,086,611	\$81	\$107	(\$26)	(\$984,079)	76%
Arts, Entertainment, and Recreation	\$8,010,874	\$211	\$320	(\$109)	(\$4,126,712)	66%
Educational Services	\$520,682	\$14	\$38	(\$24)	(\$921,032)	36%
Finance & Insurance	\$2,591,972	\$68	\$110	(\$41)	(\$1,571,619)	62%
Food Services & Drinking Places	\$40,296,480	\$1,062	\$1,899	(\$837)	(\$31,776,698)	56%
Health Care & Social Assistance	\$1,477,070	\$39	\$50	(\$11)	(\$420,402)	78%
Management Of Companies & Enterprises	\$300,000	\$8	\$7	\$0	\$16,225	106%
Other Services-Except Public Administration	\$14,262,967	\$376	\$597	(\$221)	(\$8,398,125)	63%
Professional, Scientific, & Technical Serv	\$34,775,054	\$916	\$526	\$391	\$14,832,358	174%
Public Administration	\$200,000	\$5	\$89	(\$84)	(\$3,185,801)	6%
Real Estate, Rental, & Leasing	\$10,842,354	\$286	\$616	(\$330)	(\$12,521,009)	46%
	\$119,864,064	\$3,159	\$5,120	(\$1,962)	(\$74,437,263)	62%
OTHER						
	\$30,953,215	\$816	\$922	(\$107)	(\$4,045,703)	88%
TOTAL						
<i>*Income Adjusted</i>	\$601,177,096	\$15,842	\$26,196	(\$10,354)	(\$392,934,473)	60%

HOW MUCH LEAKAGE?

The City is leaking in all major categories relative to State average spending. The per capita spending in Pleasant Grove is approximately \$15,842, compared to the State per capita spending of \$26,196. The total taxable sales leaking to other communities is estimated at \$393 million. Assuming a sales tax levy of 0.5 percent based on point of sale, this equates to a loss of approximately two million in tax revenues.

A comparison of communities of similar size and those slightly smaller than Pleasant Grove shows capture rates in a similar range. Of the comparable cities, Lindon has the highest capture rate, due to the concentration of commercial relative to population. Factors that will influence a community's capture rate include total population, proximity to major freeways or roadway, population within a 360-degree trade area, geographic isolation, and competitive market sites. These factors will be explored further in the market analysis.

Table 5.9 - Taxable Sales Capture Rates Comparison

CITY	AMERICAN FORK		EAGLE MOUNTAIN		HIGHLAND		LINDO		SARATOGA SPRINGS		SPANISH FORK		SPRINGVILLE	
POPULATION	34,422		49,738		19,611		11,709		44,164		43,870		36,135	
	PER CAPITA LEAKAGE*	CAPTURE RATE	PER CAPITA LEAKAGE*	CAPTURE RATE	PER CAPITA LEAKAGE*	CAPTURE RATE	PER CAPITA LEAKAGE*	CAPTURE RATE	PER CAPITA LEAKAGE*	CAPTURE RATE	PER CAPITA LEAKAGE*	CAPTURE RATE	PER CAPITA LEAKAGE*	CAPTURE RATE
Total	\$24,845.51	199.46%	(\$9,570.72)	48.62%	(\$30,614.57)	22.85%	\$57,836.34	309.35%	(\$7,688.84)	67.67%	\$8,351.75	137.92%	(\$706.83)	96.60%

*Income Adjusted

MARKET ANALYSIS

GENERAL GROWTH WITHIN THE CITY AND REGION

The City's population is projected to continue to increase through 2050, reaching approximately 47,647 persons according to WFRC TAZ data. **Table 5.10** displays regional population projections.

Figure 5.8 - Illustration of Population Growth by Traffic Area Zone (TAZ) Data in Pleasant Grove

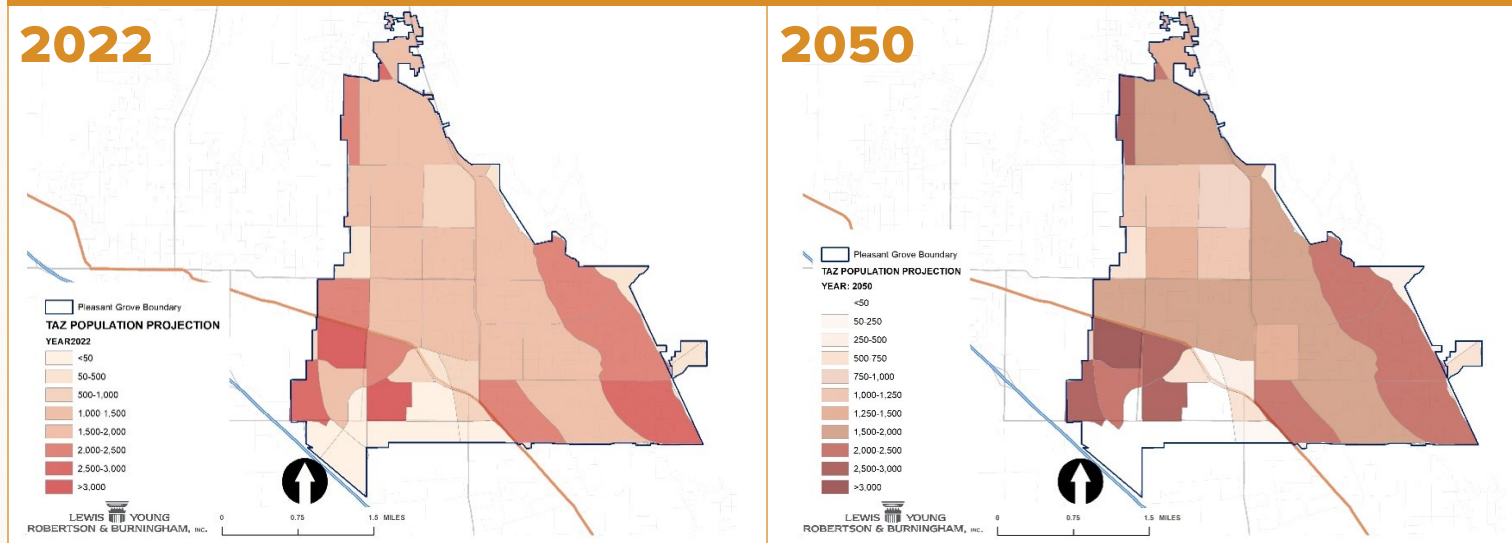


Table 5.10 - Utah County Population Projection

CITIES	POPULATION				GROWTH (2022 - 2050)		EMPLOYMENT				GROWTH (2022 - 2050)	
	2022	2030	2040	2050	ACTUAL	%	2022	2030	2040	2050	ACTUAL	%
Alpine	12,118	12,673	13,502	13,869	1,751	14.45%	1,897	1,958	1,975	2,169	272	14.34%
American Fork	33,905	40,101	48,038	50,567	16,662	49.14%	33,830	35,982	38,968	42,045	8,215	24.28%
Benjamin	654	635	2,560	11,921	11,267	1722.78%	103	107	2,454	3,066	2,963	2876.70%
Cedar Fort	671	774	1,855	11,847	11,176	1665.57%	156	381	1,896	6,096	5,940	3807.69%
Cedar Hills	10,500	10,232	10,046	9,943	-557	-5.30%	1,450	1,563	1,708	1,753	303	20.90%
Draper (Utah County)	2,669	2,881	3,032	3,078	409	15.32%	102	89	88	87	-15	-14.71%
Eagle Mountain	44,662	65,540	99,256	141,239	96,577	216.24%	9,961	19,322	40,033	63,223	53,262	534.71%
Elberta	288	279	270	266	-22	-7.64%	223	229	245	294	71	31.84%
Elk Ridge	3,226	3,589	4,028	4,487	1,261	39.09%	245	258	421	356	111	45.31%
Fairfield	150	145	140	542	392	261.33%	26	58	51	339	313	1203.85%
Genola	1,374	1,350	1,578	2,695	1,321	96.14%	334	483	1,452	1,206	872	261.08%
Goshen	1,512	1,516	1,671	2,095	583	38.56%	182	188	234	300	118	64.84%
Highland	18,854	21,390	22,990	23,827	4,973	26.38%	3,371	3,730	3,733	3,736	365	10.83%
Lake Shore	810	782	869	7,920	7,110	877.78%	254	260	416	3,524	3,270	1287.40%
Lehi	72,744	88,353	109,955	121,509	48,765	67.04%	41,227	52,193	64,896	79,024	37,797	91.68%
Lindon	12,037	12,601	13,029	13,105	1,068	8.87%	14,899	17,030	18,868	21,868	6,969	46.77%
Mapleton	12,983	16,266	19,477	21,430	8,447	65.06%	3,735	3,574	4,284	4,675	940	25.17%
Orem	97,345	102,424	115,496	126,481	29,136	29.93%	69,640	73,744	73,224	72,004	2,364	3.39%
Palmyra	773	747	1,755	19,389	18,616	2408.28%	245	254	1,977	7,251	7,006	2859.59%
Payson	24,681	28,957	41,596	63,695	39,014	158.07%	11,175	12,276	19,850	30,598	19,423	173.81%
Pleasant Grove	44,274	45,723	47,237	47,647	3,373	7.62%	19,910	22,109	24,538	28,033	8,123	40.80%
Provo	116,295	130,051	141,888	144,094	27,799	23.90%	97,086	101,750	107,300	111,840	14,754	15.20%
Salem	14,483	22,412	36,795	49,769	35,286	243.64%	4,743	7,446	11,561	14,447	9,704	204.60%
Santaquin	15,486	19,404	29,536	40,246	24,760	159.89%	3,675	6,210	11,384	14,460	10,785	293.47%
Saratoga Springs	49,995	79,665	117,615	138,560	88,565	177.15%	19,068	33,269	48,513	60,982	41,914	219.81%
Spanish Fork	47,149	57,403	77,819	92,911	45,762	97.06%	26,877	33,687	41,646	50,433	23,556	87.64%
Springville	40,113	48,229	57,580	61,158	21,045	52.46%	21,436	28,394	33,514	40,271	18,835	87.87%
Vineyard	14,707	24,964	33,914	35,942	21,235	144.39%	7,089	11,934	15,650	20,375	13,286	187.42%
West Mountain	95	92	93	412	317	333.68%	60	60	58	73	13	21.67%
Woodland Hills	1,611	1,823	2,018	2,200	589	36.56%	76	109	68	80	4	5.26%
Utah County	697,782	842,934	1,058,076	1,271,338	573,556	82.20%	394,578	470,318	573,098	689,976	295,398	74.86%

Source: WFRC Traffic Area Zone Data

PROJECTED EMPLOYMENT

Employment is also expected to increase in Pleasant Grove. However, the total growth is marginal compared to the County. Future employment data indicates that Utah County will experience a shift in the location of the workforce. It is important to note that this data represents employment populations within a community and not the amount of workforce living within a community.

Table 5.11 - Projected Employment

CITIES	EMPLOYMENT				GROWTH (2022 - 2050)	
	2022	2030	2040	2050	ACTUAL	%
Pleasant Grove	19,910	22,109	24,538	28,033	8,123	40.80%
Utah County	394,578	470,318	573,098	689,976	295,398	74.86%

Source: WFRC Traffic Area Zone Data

SUPPORTABLE COMMERCIAL ZONING

To determine the supportable commercial zoning within Pleasant Grove, this analysis evaluates future taxable sales growth, per capita spending by sector, and general commercial zoning ratios. Using two different methodologies, this analysis provides an estimate of supportable acreage by the following categories: general retail, industry, services, and total commercial acreage.

The first methodology employed in this analysis utilizes estimated per capita spending of \$15,842 in Pleasant Grove. Assuming a new population of 3,373 residents within the City as indicated by WFRC's TAZ projections, the total supportable commercial zoning is estimated at approximately 40.55 acres. This assumes a median sales volume of \$275 per square foot of gross leasable area (GLA) and a floor area ratio (FAR) of 0.11. The sales volume per square foot was estimated using the 2021 taxable sales divided by the 2021 commercial building square footage.

Figure 5.9 - Proportionate Share of Employment by Selected Cities

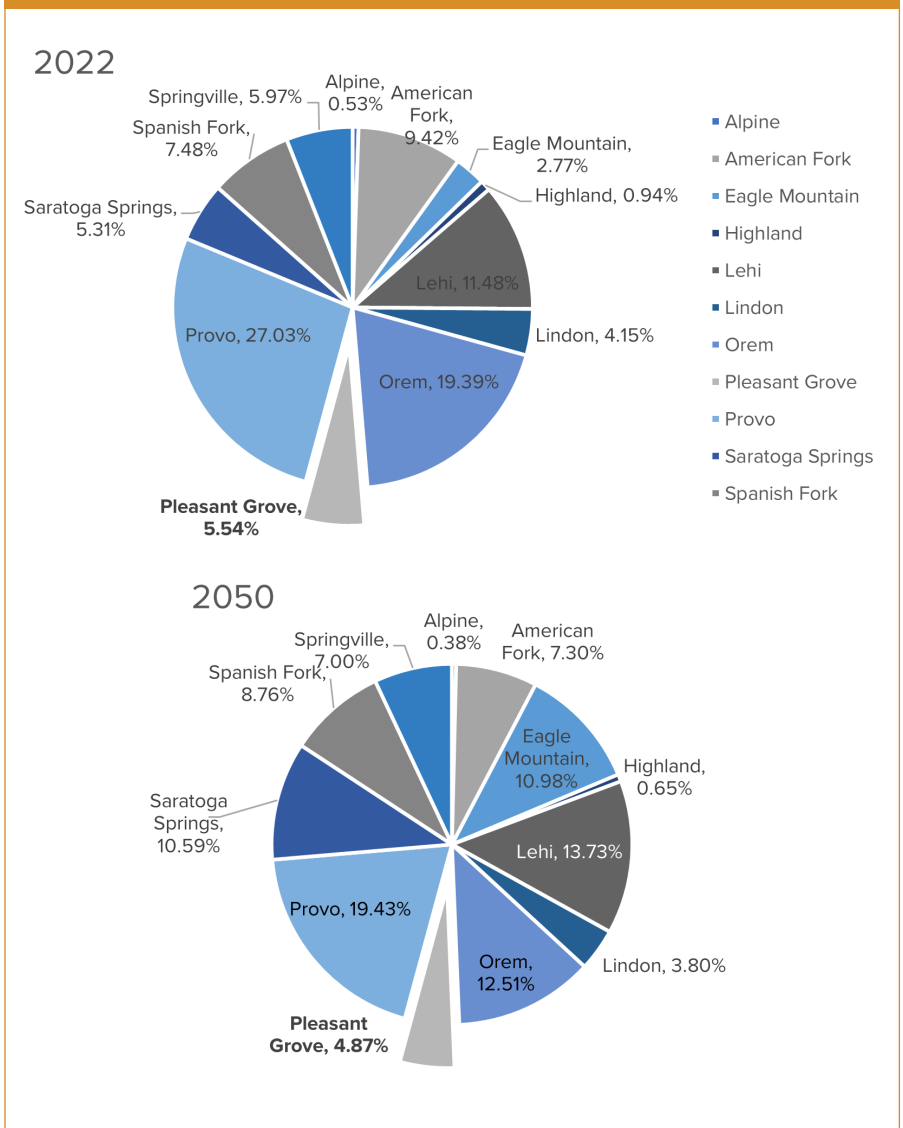


Table 5.12 - Supportable Commercial Zoning Based on Per Capita Spending

ANALYSIS BASED ON STATE PER CAPITA SPENDING	GENERAL RETAIL	INDUSTRY	SERVICES	OTHER	TOTAL
Per Capita Spending	\$10,806	\$2,124	\$2,097	\$816	\$15,842
New Population	3,373	3,373	3,373	3,373	3,373
Total New Spending	\$36,447,395	\$7,163,338	\$7,072,162	\$2,751,198	\$53,434,092
Median Sales Volume Per SF of GLA	\$275	\$275	\$275	\$275	\$275
Supportable SF	132,536	26,049	25,717	10,004	194,306
General Commercial Floor to Area Ratio	0.11	0.11	0.11	0.11	0.11
Acres Supportable (Based on State per Capita Spending)	27.66	5.44	5.37	2.09	40.55

SUPPORTABLE ACREAGE

Employing an alternative methodology produces higher supportable acreage. Within similarly sized communities, an average of 0.025 acres per capita can be found. However, this average includes a high of 0.071 in Lindon and a low of 0.003 in Alpine. Some communities have a much higher sales capture rate, resulting in higher commercial acreages. Using the average of 0.025 acres per capita, the total supportable acreage is estimated at 84.3 acres, based on new population growth (0.025 multiplied by 3,373 persons), which is higher than the supportable acreage based on per capita spending.

Table 5.13 - Comparison of Commercial Acres Per Capita From Selected Cities

CITY	2019 POPULATION	ZONED COMMERCIAL ACREAGE	INDUSTRIAL ACREAGE	TOTAL	COMMERCIAL ACREAGE PER CAPITA	INDUSTRIAL ACREAGE PER CAPITA	TOTAL PER CAPITA
Kaysville	31,494	241	122	363	0.008	0.004	0.012
Highland	18,957	191	-	191	0.010	-	0.010
North Salt Lake	20,402	351	1,239	1,590	0.017	0.060	0.078
Alpine	10,477	26	10	36	0.002	0.001	0.003
Cedar Hills	10,209	22	-	22	0.002	-	0.002
Lindon	10,912	427	349	776	0.039	0.032	0.071
Payson	19,842	213	169	381	0.011	0.008	0.019
North Ogden	19,392	64	7	71	0.003	0.000	0.004
South Ogden	17,063	259	-	259	0.015	-	0.015
Centerville	17,404	228	124	352	0.013	0.007	0.020
Woods Cross	11,340	153	260	413	0.013	0.023	0.036
					Average		0.025

COMMERCIAL GROWTH

It is likely that commercial growth will develop around existing neighborhood scale retail, which provides personal services, food services, gas and lodging and general retail purchases. It is expected that the area will continue to see development in small scale office development as well, as shown in the comparison of average retail development requirements in **Table 5.14**. With a population estimated to grow to just under 50,000 residents by 2050 and competition from neighboring communities, expansion will be limited to neighborhood scale developments.

Table 5.14 - Typical Retail Development Requirements

TYPE OF CENTER	LEADING TENANT	TYPICAL GROSS LEASABLE AREA (GLA)	GENERAL RANGE IN GLA	USUAL MINIMUM SIZE IN ACRES	APPROXIMATE MINIMUM POPULATION REQUIRED
Neighborhood	Supermarket	60,000	30,000 – 100,000	3 – 10	3,000 – 40,000
Community	Supermarket, drugstore/pharmacy, discount department store, mixed apparel	180,000	100,000 – 400,000	10 – 30	40,000 – 150,000
Regional	One or two full-line department stores	600,000	300,000 – 900,000	10 – 60	150,000 or more
Super Regional	Three or more full-line department stores	1,000,000	600,000 – 2,000,000	15 – 100 or more	300,000 or more

Source: Urban Land Institute, *Retail Development*, 4th ed.

COMPETITIVE MARKET SITES

There are several competitive market sites within and surrounding Pleasant Grove. These locations include neighborhood scale retail, entertainment centers, and regional retail concentrated along I-15 in adjacent communities. This concentration of development has contributed to the sales leakage the City is experiencing. In addition, retail sales are shifting from brick-and-mortar stores to more online sales. The US Census Bureau’s estimate of retail e-commerce sales as percent of total quarterly retail sales continues to rise, increasing from nearly four percent in 2009 to over 14 percent in 2022.¹ The aftermath of the 2020 global pandemic has also resulted in a pattern of increased online sales.

¹ Source: US Census Bureau News, https://www.census.gov/retail/mrts/www/data/pdf/ec_current.pdf

Figure 5.10 - Retail E-Commercial Sales



PROMOTING INCREASED COMMERCIAL DEVELOPMENT

Official retail sales numbers by the Census Bureau show a steady growth in sales from non-store retailers like Amazon, eBay, QVC and Alibaba.² This will likely result in a continued shift from location-based retail to online purchases. Lower population growth and/or continued sales leakage within Pleasant Grove will limit the ability to expand commercial acreage within the community. However, if the City allows for greater densities, resulting in an increase in buying power and capture rates, the area could see higher levels of commercial development. Methods to promote increased commercial development include:

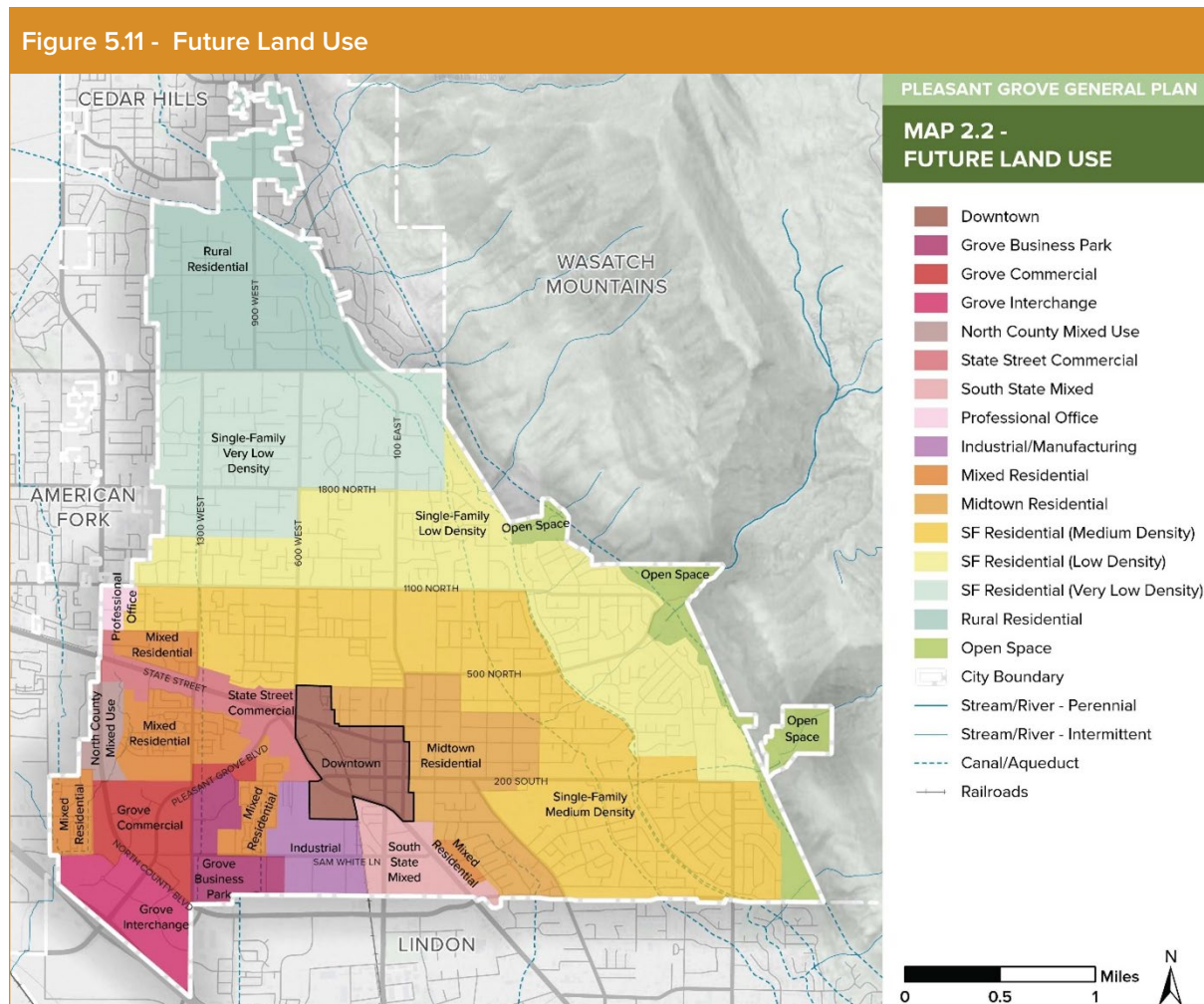
- Allow for more residential development and population growth;
- Provide development incentives;
- Promote niche markets that will capture sales from surrounding communities;
- Remove barriers to entry; and,
- Promote other types of commercial development (industrial, tech, office, etc.).

It is important to note that with increased population and development there will be an increase in public safety and other government service expenses.

² Source: Census Annual Retail Trade Report <https://www.census.gov/retail/index.html>

COMMERCIAL ZONES

The land use map includes the commercial zones that have been identified in the City's overall land use map (see **Figure 5.11**). The primary location for economic growth is within the Downtown and Grove commercial zones (Business Park, Commercial, Interchange, etc.). While these areas provide opportunities for the consideration of commercial expansion, the City should evaluate the costs and benefits of any proposed commercial developments related to their specific project elements. Concentrating commercial development in the designated areas will help maintain the City's small-town identity while offering areas with mixed use vibrancy.



BARRIERS TO ENTRY

Some commercial development may be impacted by factors that serve as barriers toward unconstrained commercial growth within the community. These barriers may include City ordinances, development costs, or geographic challenges. Future commercial development in Pleasant Grove may be hindered by these types of barriers. The following paragraphs discuss some of the barriers to entry that may exist within the City.

LAND COST

A barrier to entry may be the cost of land. A comparison of the total market value of land within Utah County may illustrate the land value disparity. Within Utah County, the average cost of land per acre is approximately \$204,020. Within the City, the market land value is approximately \$593,586 per acre, which is third highest in the County. The County data may be impacted by higher ratios of undevelopable, exempt, government, forest or other lower valued lands that are not as prevalent within a City. The comparatively higher land costs in Pleasant Grove may be cost prohibitive to businesses looking to establish themselves within the City.

DEVELOPMENT COST: IMPACT FEES

Many communities within Utah assess impact fees to offset the cost of needed infrastructure related to growth. Total impact fees vary from community based on level of service, age of infrastructure, proportional allocation of buy-in to new facilities, and the inclusion of financing mechanisms and inflation. While impact fees can be a barrier to limiting economic growth, municipalities have tools to mitigate this impact. These include waiving or reducing impact fees, establishing redevelopment areas to fund infrastructure, or allowing development to provide information that may result in a reduced fee.

LOCATION

The City is located along the densely developed I-15 corridor, surrounded by communities with economic interests of their own. While proximity to a regional transportation network allows communities to attract larger developments like distribution centers or industrial centers, which in turn stimulate job growth and spending, the proximity to competitive regional shopping opportunities increases the potential for sales leakage.

LOWER POPULATION AND ROOFTOPS

While the City's population is projected to continue to increase its population through 2050 and add approximately 3,373 new residents, the population in Utah County will shift from a concentration on the east side of the valley to the south and west, with Eagle Mountain, Salem, Santaquin, Saratoga Springs, Spanish Fork, Springville, and Vineyard experiencing substantial growth.

Table 5.15 - Comparison of Market Land Values

CITY	TOTAL ACREAGE	TOTAL MARKET LAND VALUE	LAND VALUE PER ACRE	VALUE PER ACRE RANK
Orem	9,303	\$5,830,249,607	\$626,690	1
Highland	3,837	\$2,306,825,700	\$601,216	2
Pleasant Grove	4,383	\$2,601,510,746	\$593,586	3
Cedar Hills	1,071	\$614,053,000	\$573,422	4
American Fork	5,354	\$2,816,823,372	\$526,088	5
Lehi	12,429	\$5,930,292,398	\$477,138	6
Saratoga Springs	7,156	\$2,972,898,800	\$415,454	7
Alpine	4,665	\$1,862,248,100	\$399,163	8
Vineyard	2,144	\$799,981,614	\$373,195	9
Lindon	4,030	\$1,395,246,703	\$346,195	10
Elk Ridge	896	\$286,874,400	\$320,275	11
Eagle Mountain	10,633	\$2,990,222,017	\$281,232	12
Springville	8,150	\$1,929,935,267	\$236,813	13
Salem	3,469	\$769,387,504	\$221,806	14
Provo	25,057	\$5,469,230,161	\$218,267	15
Santaquin	3,902	\$800,785,500	\$205,229	16
Woodland Hills	1,167	\$209,927,200	\$179,824	18
Spanish Fork	17,238	\$2,770,836,907	\$160,739	19
Payson	8,129	\$1,177,140,443	\$144,807	20
Leland	19	\$1,708,000	\$89,264	21
West Mountain	413	\$32,943,000	\$79,859	22
Sundance	3,731	\$266,593,900	\$71,451	23
Palmyra	161	\$11,481,700	\$71,364	24
Lake Shore	772	\$53,709,000	\$69,595	25
Benjamin	1,901	\$118,435,100	\$62,304	26
Cedar Fort	849	\$42,625,000	\$50,195	27
Spring Lake	749	\$32,394,700	\$43,246	28
Genola	6,154	\$199,863,101	\$32,477	29
Mapleton	54,466	\$1,537,727,200	\$28,233	30
Total	225,461	\$45,998,582,440	\$204,020	17

ECONOMIC DEVELOPMENT TOOLBOX

There are a wide variety of tools and incentives available to help achieve economic development goals. Below is a brief description of several resources available to the City.

REDEVELOPMENT AREAS – TAX INCREMENT FINANCING

Tax increment financing (“TIF”) is the most widely used tool for economic development in the State of Utah. The creation of CRAs, or historically URA, EDA or CDAs, provides a source of financing redevelopment through the creation of tax increment. Redevelopment agencies negotiate with taxing entities to share a portion of the property tax that is generated by new development in a certain area for a specific length of time.

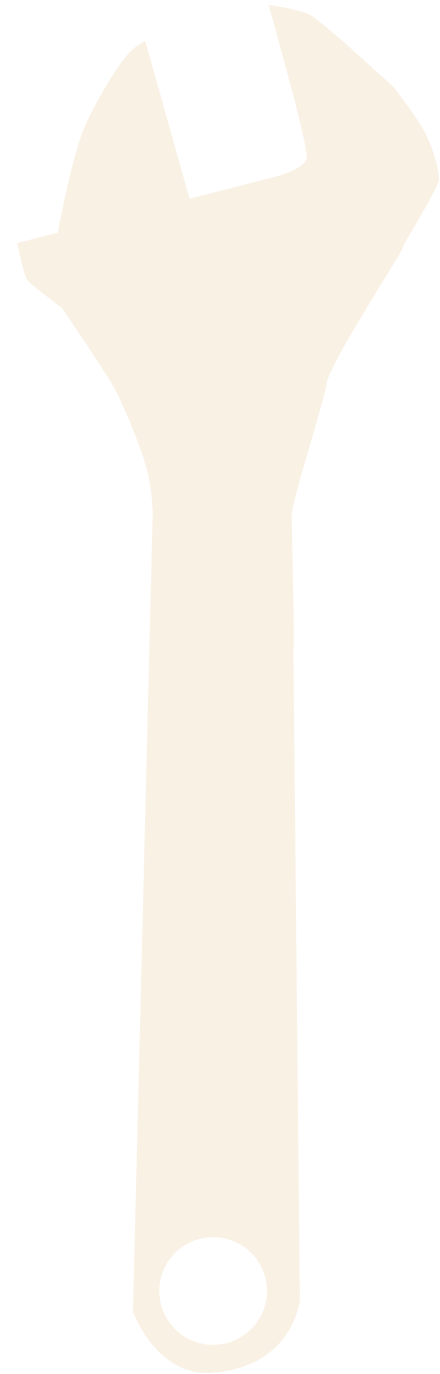
The City has four project areas that offer TIF. The Gateway Community Development Area (CDA) Project Area is 47 acres between Sam White Lane and the I-15 Corridor and has a collection period end date of December 31, 2032. Currently, the developer of the area is in the early stages of proposing a new mixed-use development. The second area, 1300 West CDA, has several completed construction projects of doTERRA International, LLC office and support facilities. This area is considered 100 percent developed.

Grove Tower #1 CRA and Grove Tower #2 CRA are the latter two project areas.³ The first is between I-15 and W Granite Way, while the second is between W Granite Way and S 2000 W. Both project areas have a collection period end date of December 31, 2040 and have new projects that are under construction. For instance, a site plan for construction of a single-story, mixed-use building at the Northwest corner of the area was recently approved.

TAX INCREMENT REVENUE BONDS

Tax Increment Revenue Bonds allow redevelopment agencies to pledge tax increment funds to repay the debt service. The projected tax increment is often discounted by the bond market, as the tax increment is the only source to repay the bonds, and project areas have little to no tax increment at the beginning of a new project. These bonds are generally more difficult to sell, due to the risk of repayment.

³ These projects are considered as the same CRA; however, the Utah Redevelopment Agency Portal database separates the areas as a result of Utah County and Pleasant Grove City identifying unique criteria for different parcels within the area. For more information, please see the Utah Redevelopment Agency Portal (<https://goedcommunity.utah.gov/RDA/s/rda-project-area-yearly-audit/a3921000001u3x0QAA/2022-grove-tower-1-cra>).



REVOLVING LOAN FUNDS AND GRANTS

A revolving loan fund is a source of money from which loans are made for small business development projects. A loan is made to a business and as repayments are made, funds become available for future loans to other businesses. This tool is mainly used to finance local, expanding, or small businesses within the community.

The funds used to create a revolving loan fund may have rules governing the program design. For example, the Department of Housing and Urban Development has specified rules for Community Development Block Grants. Matching grants or revolving loan funds have been very successful in various communities throughout Utah. Dilapidated areas within the City may benefit from creating a revolving loan fund that would encourage the upgrade of facades and other building renovations. Most businesses see increased traffic from improvements to their properties.

COMMUNITY DEVELOPMENT BLOCK GRANTS

Community Development Block Grants can be used for development in parts of the community that qualify as low- and moderate-income areas. These funds may also be used for projects that remove impediments of access for elderly and the disabled.

BUSINESS IMPROVEMENT DISTRICTS

A business improvement district (BID) is a public-private partnership that allows for additional taxes to be collected from businesses within a designated area. The taxes generated by a BID are used for public improvements based on the concept that well-maintained public spaces will increase commerce. BIDs are managed by nonprofit corporations created by the district. BIDs allow businesses to share the costs to increase business activity within the community through joint ventures including 1) joint marketing, 2) ad campaigns, 3) events in the district area, and 4) planning for parking and facility improvements. The City may contribute through facilitation of meetings at municipal buildings, advertising on municipal websites, etc.

SALES TAX INCENTIVES

For strong destination retail anchors, the City may offer a sales tax incentive for a period of time. The City should consider sales tax incentives on a case-by-case basis. This should only be considered for a major tax-generating retailer or to retain a current major tax-generating business.

SPECIAL ASSESSMENT BONDS

Special Assessment Bonds allow a governmental entity to designate a specific area which will be benefited by public improvements and levy a special assessment, like a tax lien, to finance the public improvements. This assessment is then used to repay the debt service. Usually, only the property owners receiving the benefit from the improvements are assessed the costs.

Special Assessment Bonds may not be created if 50 percent or more of those liable for the assessment payment protest its creation. These bonds usually have a higher interest rate than the other bonds discussed in this section. All improvements must be owned by the issuer and repayment cannot exceed twenty years. The main advantage to these bonds is: 1) no bond election required, 2) only benefited owners pay for the improvements, and 3) limited risk to the City.

MUNICIPAL BUILDING AUTHORITY LEASE REVENUE BONDS (“MBA”)

Cities, counties, and school districts are allowed to create a non-profit organization solely for the purpose of accomplishing the purpose of acquiring, constructing, improving, and financing the cost of a project on behalf of a public body that created it. Normally, MBA bonds are used to construct municipal buildings, however MBA bonds have been used to finance parks and recreation facilities as well. The legal limitation on MBA bonds issued is 40 years.

SALES TAX REVENUE BONDS

Sales tax revenues can be utilized as a sole pledge for the repayment of debt. These bonds do not require a bond election and are often used for the acquisition and construction of any capital facility owned by the issuing entity. The bond market usually requires a higher debt service ratio of at least two or three times the revenue to debt.



CHAPTER 6

PARKS & RECREATION

Vision

Pleasant Grove desires a parks and recreation system that **meets the diverse needs of existing and future generations of residents and which builds upon the unique natural setting of the Wasatch Front**. The future parks and recreation system is envisioned to encompass a range of developed parks, natural open spaces, specialized recreation facilities, and trail corridors that serve local, community, and regional recreational needs.

PARKS AND OPEN SPACE

Parks, open space, recreation and trails are vital components of Pleasant Grove’s form and identity. Taken as a system, they provide places to gather and recreate with friends, family, and the community while maintaining ties to the City’s roots and heritage. The City’s parks, open spaces and trails also provide visual and physical relief from the built environment, serving as places of respite, recreation and connection to the natural environment. When fully-realized, the system will enhance the health and well-being of the community, creating a complete and more unified city in the process.

An up-to-date and comprehensive parks, open space, recreation and trails element is essential to ensure the acquisition, development and maintenance of facilities and programs keeps pace with the demands and needs of the changing population. It also captures the vision and needs of the community, providing policy guidance and specific implementation ideas for allocating resources to ensure the City is meeting current needs and those for the next ten years and beyond.

PUBLIC INPUT: PARKS, OPEN SPACE, RECREATION & TRAILS

Public input regarding parks, open space, recreation and trails was gathered throughout the community engagement process at public meetings and online inputs. While the full community engagement results are detailed in *Appendix A*, key takeaways regarding this topic are listed below.

KEY TAKEAWAYS REGARDING PARKS, OPEN SPACE, RECREATION AND TRAILS

1. Connect the City with a robust trail system

Residents strongly support the creation of a larger trail network in Pleasant Grove. While the Murdock Canal trail is a community favorite, residents desire similar amenities to link them to parks and other community destinations.

2. Upgrade existing parks

Residents indicated strong support for including updated or additional amenities at existing parks.

3. Provide parks closer to residents

Many residents expressed the desire to have a park within walking distance of their home, especially in neighborhoods where parks and schools do not currently exist.

4. Develop a large community park

Residents showed support for developing a larger park with specialty features that benefit the

community as a whole, such as splash pads and concert venues.

5. Diversify park, opens space and recreation amenities to provide for all resident interests

As recreation trends evolve, residents are interested in a diverse array of amenities that provides something for everyone.

PARK SYSTEM “AT-A-GLANCE”

Residents appreciate the variety of existing parks, open space and other amenities that help meet the community’s recreational needs. These are illustrated in **Map 6.1**, which indicates the location of existing parks and open spaces in the City, including school grounds, special use parks and other unique amenities.

Table 6.1 provides a detailed inventory of the existing parks and amenities provided at each, with notes regarding additional facilities and changes that could help meet the community’s recreation needs. To summarize, 73.0 acres of existing parks and other special recreation lands currently serve Pleasant Grove residents.

73.0

Public Park Acres

11

Public Parks

3

Special Use



Playgrounds



Pickleball Courts



Pavilions



Tennis Courts



Restrooms



Multipurpose
Fields



Baseball/ Softball
Fields



Basketball Courts

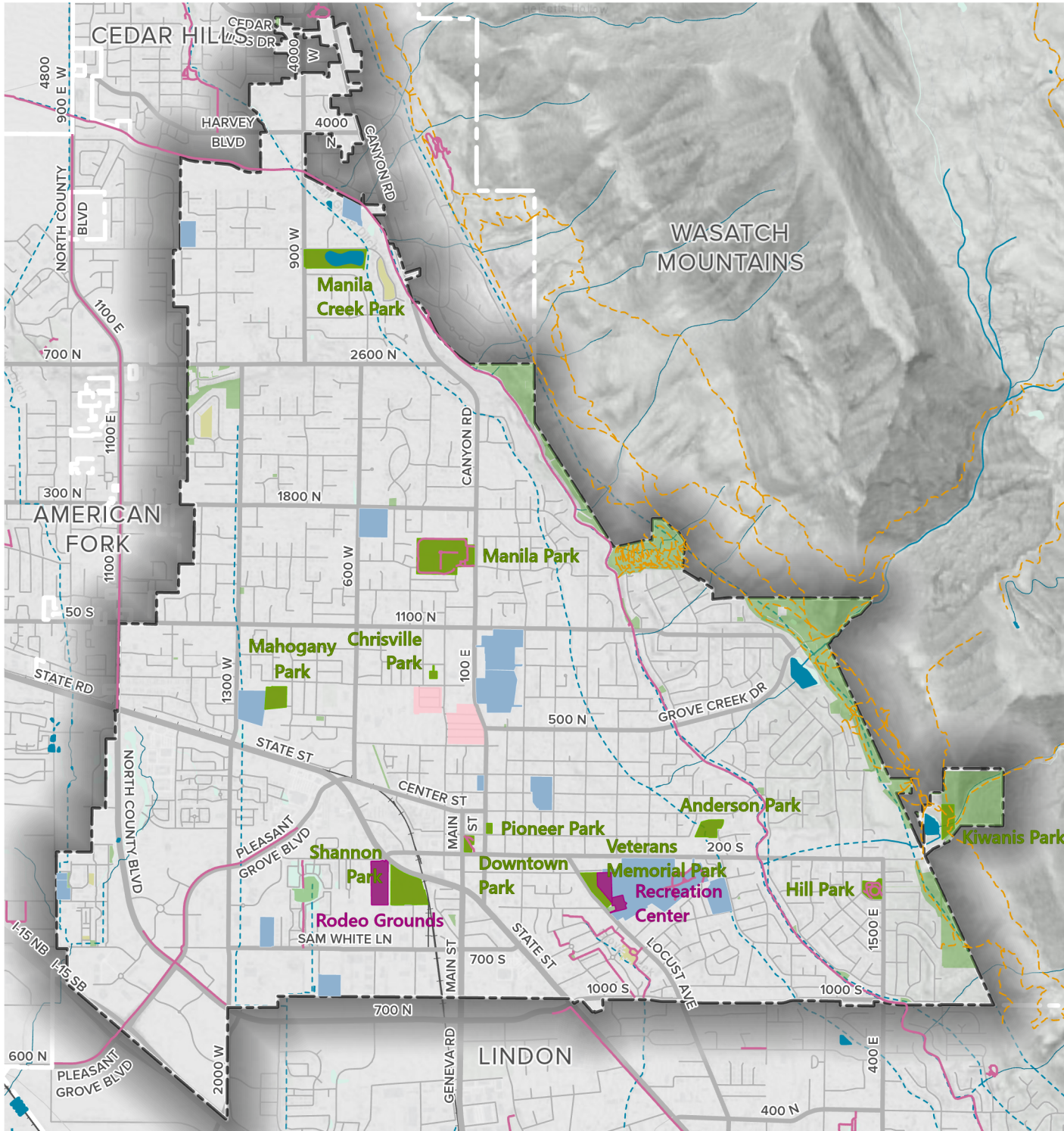
TABLE 6.1 - PARK FACILITIES INVENTORY

	Park Name	ADDRESS	ACRES	PARKING TYPE	PARKING SPACES	RESTROOMS	PAVILIONS/ PICNIC SHELTER	MULTIPURPOSE FIELDS	BASEBALL/ SOFTBALL FIELDS	TENNIS COURTS	PICKLEBALL COURTS	VOLLEYBALL COURTS	BASKETBALL COURTS	PLAYGROUNDS
REGIONAL PARKS	Manila/Discovery Park	1550 North 100 East	22.6	Paved	290	2	2	1	4	6	8	-	-	2
COMMUNITY PARKS	Manila Creek Park	3300 North 900 West	13.4	Paved	160	1	1	1	-	-	-	-	-	-
	Shannon Park/Wil's Park	220 South State	12.5	Paved	66	-	1	-	4	-	-	-	-	2
NEIGHBORHOOD PARKS	Mahogany Park	650 North 1010 West	5.4	Paved	11	1	1	1	-	-	-	-	1	1
	Veterans Memorial Park	300 South Locust Ave.	4.6	Paved	88	1	1	1	-	-	8	-	-	1
	Hill Park	1500 East 400 South	3.7	Paved	28	1	2	-	-	-	-	-	1	1
LOCAL PARKS	Downtown Park	200 South Main St.	1.6	Paved	40	-	3	-	-	-	-	-	-	1
	Chrisville Park	145 West 900 North	.03	Street	-	-	1	-	-	-	-	-	-	1
SPECIAL USE PARKS	Kiwanis Park	1700 East 200 South	4.3	Unpaved	-	1	1	-	-	-	-	-	-	-
	Anderson Park	950 East 200 South	4.3	Paved	11	1	1	-	-	-	-	-	-	-
	Pioneer Park	100 East 100 South	0.6	Paved	6	-	-	-	-	-	-	-	-	-

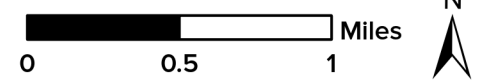
TABLE 6.1 - PARK FACILITIES INVENTORY (CONT.)

	PARK NAME	TABLES	BENCHES	WALKING PATH	TRAILHEAD	WATER ACCESS	Recreational Programs	NOTES
REGIONAL PARKS	Manila/Discovery Park	18	3	Y	N	N	Soccer, Baseball/Softball	Horseshoes
COMMUNITY PARKS	Manila Creek Park	4	5	Y	N	Y		Fishing Pond
	Shannon Park/Wil's Park	2	-	N	N	N	Baseball/Softball	
NEIGHBORHOOD PARKS	Mahogany Park	3	-	Y	N	N		
	Veterans Memorial Park	12	4	N	N	N		
	Hill Park	4	2	Y	N	N		
LOCAL PARKS	Downtown Park	9	2	N	N	N		
	Chrisville Park	2	1	N	N	N		Horseshoes
SPECIAL USE PARKS	Kiwanis Park	8	-	N	Y	N		
	Anderson Park	16	-	Y	N	N		Amphitheater
	Pioneer Park	2	-	N	N	N		Historic Buildings

MAP 6.1 - EXISTING PARKS



- Public Park
- Special Use Facility
- Open Space
- Private Park
- Cemetery
- Schools
- Unpaved Trail
- Paved Trail
- Lakes/Waterbodies
- Stream/River - Perennial
- Stream/River - Intermittent
- Canal/Aqueduct
- City Boundary



PARK TYPES

To assess existing conditions and service levels, the existing parks in Pleasant Grove have been classified into typologies based on size from smallest to largest - Local Parks, Neighborhood Parks, Community Parks, and Regional Parks. This chapter also examines Special Use Parks and Other Recreational Facilities that are not generally used for assessing City needs.

LOCAL PARKS

Local Parks are the smallest park type. With a typical size of 3 acres or less¹, this type of park usually has minimal amenities, such as open lawn areas, picnic tables, benches, and trees. They are designed to serve the immediate residential neighborhood, helping to ensure access to parks is equitable and distribution gaps are avoided, where access to larger parks may not be feasible, or where large tracts of land are not available.

Pleasant Grove currently has two parks that fall into this category, Downtown Park and Chrisville Park, totaling 1.9 acres, and ranging from 1.6 acres in size to 0.3 acres.

¹ A park may be classified as a larger park type if it has the types of amenities typically associated with a larger category, or conversely, may fall into a smaller park classification if it does not meet the minimum standards for the park type that it would normally be assigned based on acreage.



EXISTING LOCAL PARKS

- **Downtown Park - 1.6**
- **Chrisville Park - 0.3**

NEIGHBORHOOD PARKS

Neighborhood Parks typically range from 3 to 10 acres in size, providing amenities to meet the needs of the surrounding neighborhoods. Neighborhood Parks typically feature sport courts and/or sport fields, perimeter walking paths, trees, open grass areas, a playground, a pavilion, picnic areas, seating areas and a sometimes a restroom.

Pleasant Grove has three Neighborhood Parks, comprising a total of 13.4 acres in extent and ranging in size from 3.7 acres to 5.4 acres.



EXISTING NEIGHBORHOOD PARKS

- Mahogany Park - 5.4 acres
- Veterans Memorial Park - 4.3
- Hill Park - 3.7 acres



EXISTING COMMUNITY PARKS

- Manila Creek Park - 13.4
- Shannon/Wil's Park - 12.5

COMMUNITY PARKS

Community Parks typically serve The City at-large, providing a specialty feature with a community-wide draw. They also typically include sports fields and sport courts, playgrounds, pavilions, walking trails, restrooms, trees, large open grassy areas, picnic areas and seating nodes. Community Parks are typically 10 to 20 acres in size.

Pleasant Grove has two Community Parks, Shannon Park/Wil's Park, and Manila Creek Park, at 12.5 acres and 13.4 acres in size, totaling 25.9 acres.

REGIONAL PARKS

The largest park type is the Regional Park, which serves the City and region with special features and amenities. These park types are typically 20+ acres in size and/or include multiple specialty features with a regional draw, such as a sports complex, an aquatics facility or a splash pad. This category of park also typically includes sports fields and courts, playgrounds, pavilions, perimeter walking trails, multiple restrooms, trees, large open grassy areas, picnic areas and seating.

Pleasant Grove's Regional Park is Manila/Discovery Park, at 22.6 acres in size.



EXISTING REGIONAL PARKS

- Manila/Discovery Park - 22.6

SPECIAL USE PARKS AND OTHER FACILITIES

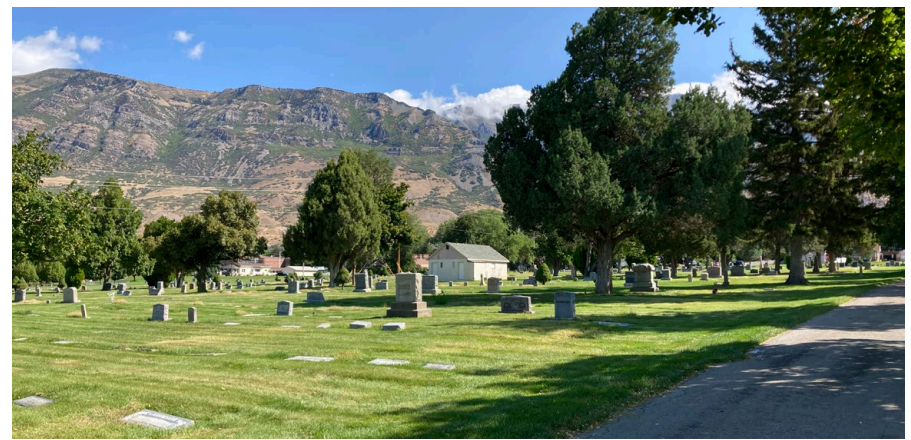
Kiwanis Park, Anderson Park, and Pioneer Park are an important part of the City's park system but are considered special use parks as they do not provide conventional park facilities and services. There are a number of unique facilities that also help meet the recreation and leisure needs of the community such as the Pleasant Grove Recreation Center and Veterans Memorial Pool. In addition, other public and quasi-public spaces such as private parks and public school grounds help meet Pleasant Grove's recreational needs. These however are not included in assessing park service levels and distribution, as they are either not under the City's jurisdiction or do not provide traditional park amenities.

OTHER PUBLIC LAND MAINTAINED BY THE CITY

In addition to parks, open space and trails, Pleasant Grove also maintains a range of public landscapes located in the vicinity of public buildings and similar quasi-park parcels and features. While such uses often enhance the community's aesthetics, they do not fulfill a park function and place additional demands on the City's maintenance staff.

PRIVATE PARKS

Private parks are typically designed to meet the needs of residents who live in private subdivisions. Such parks are generally not open to public access and use, and often focus on providing open lawn areas, playgrounds, sports courts and small pavilions. In contrast, public parks usually include large-ticket features and elements expressly to meet public needs and demands, such as active sports fields and other major recreation facilities. Since private parks and recreation facilities are generally not open for public use, they are not included in the assessment of distribution and service levels that follow.



EXISTING PARK NEEDS AND SERVICE LEVELS

Two separate analyses were used to determine how the existing parks system in Pleasant Grove meets community needs. The first of these is a Level of Service (LOS) Analysis, which examines park acreage in relation to population. The second is a Distribution/Service Area Analysis, which evaluates the distribution of parks in the city to determine if gaps in service to residential areas exist.

LEVEL OF SERVICE ANALYSIS

The National Recreation and Park Association (NRPA) developed the Level of Service (LOS) Analysis to help communities evaluate whether their amount of park land is sufficient for meeting resident needs. The LOS analysis is a ratio calculated by dividing the total acres of park land by the population and multiplying by 1,000. This resulting figure represents the number of park acres provided for every thousand residents.

Until recently, the LOS analysis was the benchmark tool for assessing park needs, providing the framework for a community to compare its performance against other cities and minimum national standards. The method has fallen out of favor as a standard benchmark in our region, in large part because such comparisons do not reflect the unique conditions and goals of individual communities. This is especially true in the Intermountain West, where cities such as Pleasant Grove have access to significant amounts of state and federal public lands and publicly-owned open space that help meet recreation needs. As a result, the analysis serves instead as a reference point for gauging where a community stands, compared to national averages rather than a recommendation or for direct comparisons with other communities. It nevertheless remains an important tool for understanding the amount of park acreage currently available and whether or not adjustments are required as the community grows and matures. It is also important to note that the LOS



used for this Master Plan differs from that used for impact fees, as noted in the call out on the following page.

As previously indicated, Pleasant Grove has approximately 73 acres of land available to meet a broad spectrum of park uses and needs. It should be noted that only a portion of that total has been used for calculating the current Level of Service (LOS) since some of the facilities in the city do not contribute to the park system. Special Use Parks such as Kiwanis Park or Anderson Park function more as open space than a traditional park, with a special recreational use. Therefore, its acreage was deducted from the total acreage, resulting in 63.8 acres of Regional, Community, Neighborhood, and Local Parks that contribute to traditional park needs.

The existing LOS was determined by dividing the acreage of existing City parks (63.8) by the 2020 population (37,726) and multiplying by 1,000 to calculate the number of park acres per 1,000 residents ($63.8 / 37,726 \times 1,000 = 1.69$). This calculation demonstrates that the city has an existing LOS of 1.69 acres of park land for every thousand residents.

A NOTE ABOUT LEVEL OF SERVICE (LOS) & IMPACT FEES

The LOS discussion in this document is related specifically to planning for future parks. The intent is to understand the level of service currently existing in the community, and to determine the means for maintaining that level of service or establishing a more appropriate level of service for the future.

LOS is based on a quantity (acres, miles, numbers) per a determined number of persons (population), and results in a ratio of facilities to population. For example, the parks ratio is typically expressed as the number of acres of park land per 1,000 persons.

It is important to distinguish this discussion of LOS for planning purposes from the LOS typically used in determining impact fees. Impact fees are a means of charging new development its proportionate share of the cost of providing essential public services. While a LOS for planning is used to establish a standard or guideline for future facility development, an impact fee is used to assess new development for the actual cost of providing the service. For example, if there are five-acres of parks in Pleasant Grove for each 1,000 residents at present, new development cannot be charged at a rate for ten-acres of park land for each 1,000 residents. Pleasant Grove may elect to provide a higher LOS in the future because its current residents desire a higher level of service, but it cannot require new development to pay for the higher LOS. Utah law is clear on this point, as follows:

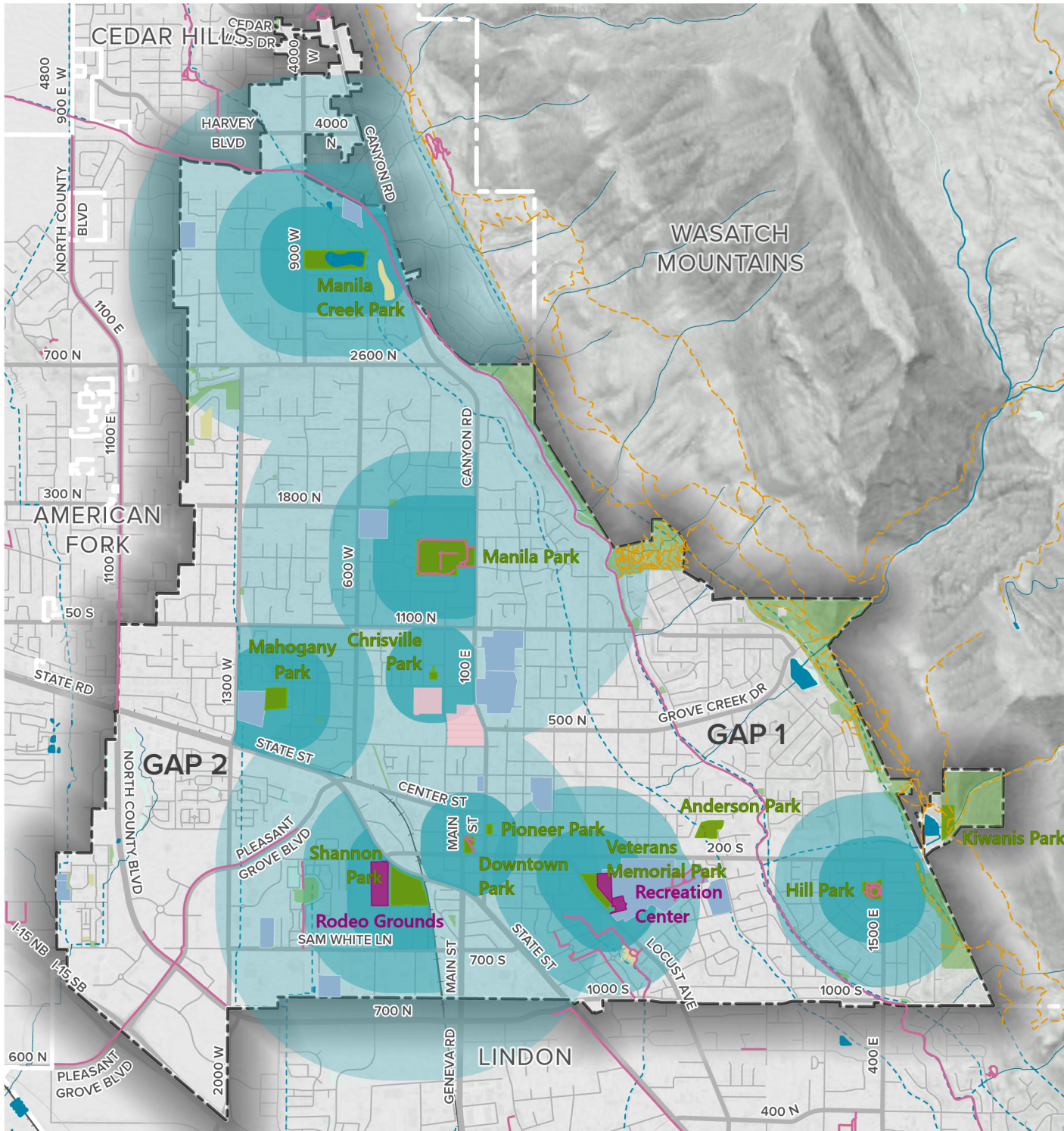
“A local political subdivision or private entity may not impose an impact fee to raise the established level of service of a public facility serving existing development.” UC11-36-202(1)(a)(ii).”

The Parks & Recreation Element should provide a foundation for developing a Capital Improvements Plan, Impact Fee Facilities Plan (IFFP), and Impact Fee Analysis (IFA). The IFFP is designed to identify the demands placed upon the existing facilities by future development and evaluate how these demands will be met by the City, as well as the future improvements required to maintain the existing LOS. The purpose of the IFA is to proportionately allocate the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered. While the IFFP and IFA will serve as a companion to this document, information may differ due to the specific requirements related to the calculation of impact fees as defined in Utah Code 11-36a – the Impact Fee Act.

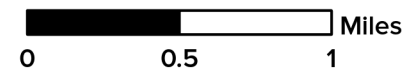


$$\text{Planning Level of Service} = \frac{\text{Total Acres Park Land}}{\text{Total Population}} \times 1,000$$

MAP 6.2 - EXISTING PARK DISTRIBUTION



- Public Park
- Special Use Facility
- Open Space
- Private Park
- Cemetery
- Schools
- Local Park Service Area (1/4 Mile)
- Neighborhood Park Service Area (1/2 Mile)
- Community/Regional Service Area (1 Mile)
- Unpaved Trail
- Paved Trail
- Lakes/Waterbodies
- Stream/River - Perennial
- Stream/River - Intermittent
- Canal/Aqueduct
- City Boundary



DISTRIBUTION ANALYSIS

In addition to determining the existing Level of Service, an examination of park distribution and service areas helps understand the spatial and locational characteristics of the city's park system. This analysis is supported by public input, which indicated that it is essential to have parks within walking distance of residents' homes.

Map 6.2 illustrates the distribution and service areas of existing parks, which were assigned service radii by park type as follows:

Local Parks	1/4 mile radius
Neighborhood Parks	1/2 mile radius
Community & Regional Parks	1 mile radius

Special use parks and other recreation facilities were not assigned service radii for the reasons previously discussed. The map includes residential areas, illustrating where parks serve existing and future neighborhoods and the resulting gap areas.

As illustrated in Map 6.2, there are two main service area gaps in areas of existing residential development, one in the east bench neighborhoods and the other along the western edge of the city.

MEETING EXISTING AND FUTURE PARK NEEDS

This section addresses the types, acreage and distribution of parks required to meet existing and future needs in Pleasant Grove. The recommendations are based on the previous section's analyses and aligned with projections of future growth and park demands. The recommendations also take into consideration significant input from City staff, the Advisory Committee and the public, ensuring that future park service levels align with the community's current vision.

Park Acres Contributing to LOS



Existing Level of Service



FUTURE LEVEL OF SERVICE FOR PARKS

As previously mentioned, while direct comparisons to national standards are not recommended, looking closer to home within the state can provide a general sense of where Pleasant Grove stands in comparison to similar communities in the region, some of which may have similar goals and needs. As illustrated in **Table 6.2**, the current LOS in Pleasant Grove is significantly lower when compared to other sample communities.

While it is helpful to start with an overall sense of the park LOS in Pleasant Grove in relation to other communities, it is not the recommended method for establishing a desired LOS, in large part because every location is unique and the method used for calculating LOS in other communities may differ from the method used in Pleasant Grove. Some cities aim to become regional recreation destinations for tourists and are willing to finance major investments in park development. Others choose to focus as much or more on open space acquisition as on parks. Pleasant Grove’s LOS moving forward should be based on the City’s vision for its park system paired with what the community is able and willing to fund.

PLEASANT GROVE’S PARK VISION

The community engagement results indicate that residents want to see a vision that focuses on filling the distribution gaps as well as linking the new and existing parks with a trails system. When asked which ideas for improving the park system should be prioritized, “developing a large Community Park (10–20 acres)”, “upgrading existing parks”, “connecting parks to each other and residential neighborhoods with trails”, and “creating small local parks to fill gaps in existing neighborhoods” were the top 4 concerns. Of those who chose “developing a large community park (10–20) acres, 70–percent wish to see it built on the former pipe plant site rather than in The Grove. The survey also indicated strong desire for an indoor pool, additional pickleball courts, and a dog park.

RECOMMENDED LOS

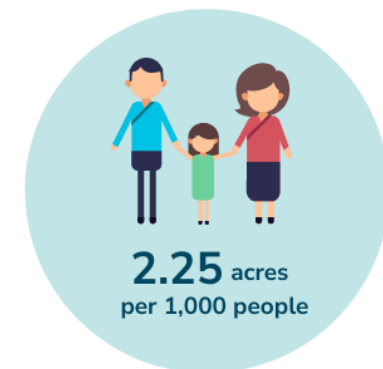
This plan recommends raising the future LOS to 2.25 to be more in line with surrounding cities as well as to fulfill the desires expressed by the residents during the community engagement process. This also reflects the City’s desire to maintain a high-quality park system with a variety of facilities, amenities and options.

Additionally, the City should remain aware that vigilance and care are required to ensure parks are located in a manner that fills distribution gaps and provides equitable access to parks as the City continues to develop.

Table 6.2 - Park Level of Service Comparison

COMMUNITY	PARK LEVEL-OF-SERVICE (LOS)
Pleasant Grove	1.69
Orem	2.8
West Jordan	2.8
Kaysville	3.6
Herriman	3.7
Saratoga Springs	3.7
Draper	3.8
Salem	4.3
Springville	4.5
Spanish Fork	4.7
South Jordan	4.8
Mapleton City	4.9
Lehi	5.6
Sandy	6.0
Provo	10.0

Future Level of Service



FILLING DISTRIBUTION GAPS

As described previously, there are gaps in park distribution and service areas, primarily in the east bench and western edge of the city as shown on Map 6.2.

Map 6.3 details the location of additional Neighborhood and Community Parks needed to help fill existing and future gaps in the Pleasant Grove's park system.

As shown:

- One additional community park (10–20 acres) is proposed on the old pipe plant site.
- One neighborhood park (5–10 acres) located in The Grove neighborhood is proposed to help provide significant park land close to home for the large number of residents in the area.
- Seven Local Parks distributed throughout the gap areas, five on the east bench and two on the west edge.
- Upgrade Anderson Park (4.3 acres) with additional amenities sufficient to qualify for inclusion in the level-of-service.

Together, these additions to the park system will fill current gaps and ensure more equitable park access by build-out. Assuming a recommended 20 acres for the Community Park, a minimum of five acres for the neighborhood park, and an average of 1.5 acres for the seven local parks, the city will need a total of 35.5 acres of additional park land to fill distribution gaps.

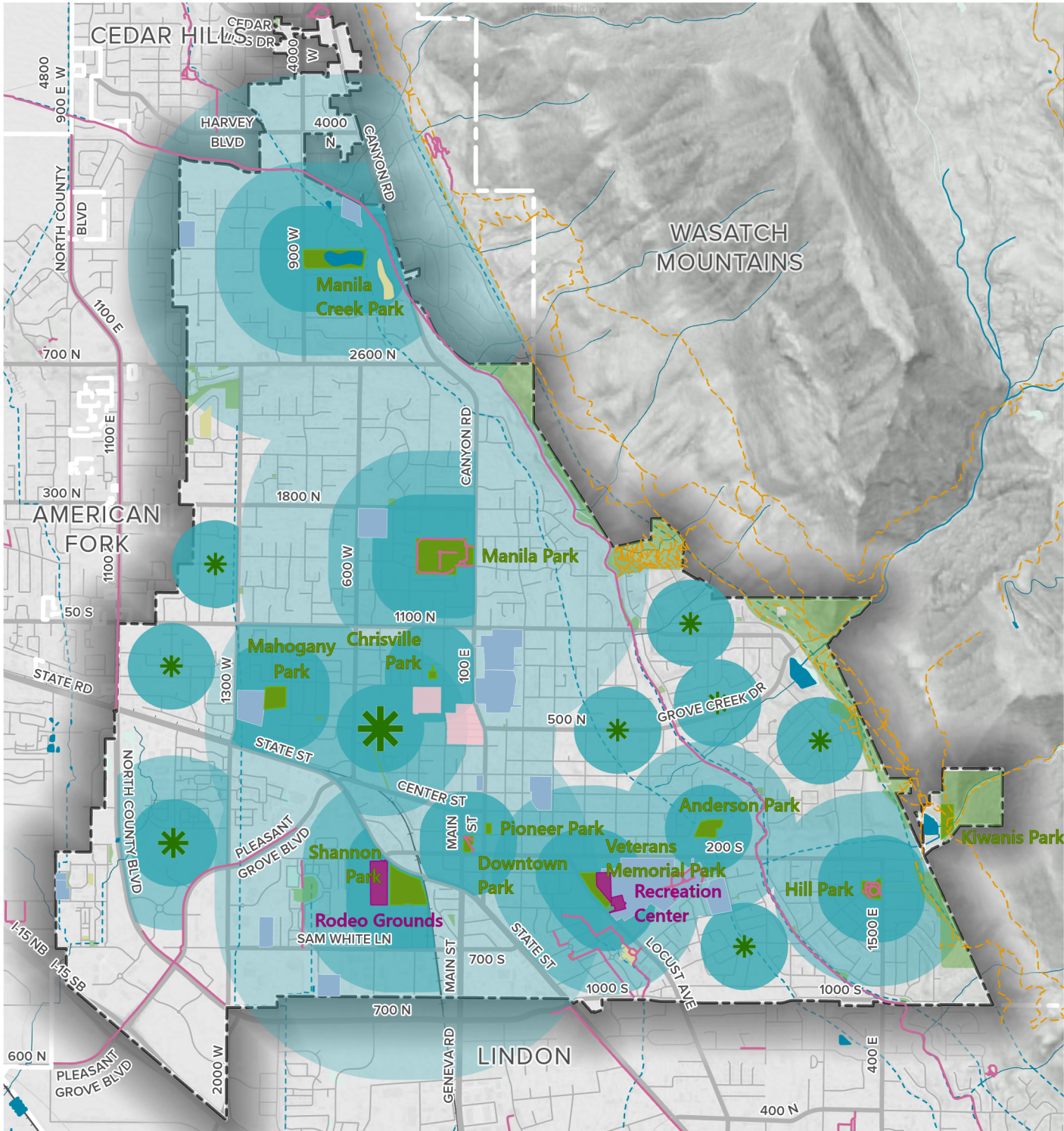
MEETING NEEDS DURING THE 10-YEAR PLANNING HORIZON


















Carrying the recommended future LOS of 2.25 forward to meet park needs through the 10-year planning period results in a total of 102.9 acres of public park land required by 2030 to keep up with projected future growth ($45,723 / 1,000 \times 2.25 = 102.9$). There are 63.8 acres of existing public park land already provided, so the city will need an additional 39.1 acres of park land by 2030 to maintain the desired LOS ($102.9 - 63.8 = 39.1$). If the proposed additions to the system described above are completed, this would add 35.5 acres of new park land and 4.3 acres of upgraded park land, resulting in a total addition of 39.8 acres in slight excess of the 2030 need.

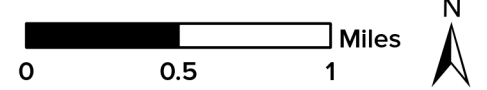
Park Acres Needed to Fill Existing Gaps



MAP 6.3 - FUTURE PARK DISTRIBUTION



-  Proposed Community Park (10-20 acres)
-  Proposed Neighborhood Park (3-10 acres)
-  Proposed Local Park (<3 acres)
-  Existing Public Park
-  Special Use Facility
-  Open Space
-  Private Park
-  Cemetery
-  Schools
-  Local Park Service Area (1/4 Mile)
-  Neighborhood Park Service Area (1/2 Mile)
-  Community/Regional Service Area (1 Mile)
-  Existing Unpaved Trail
-  Existing Paved Trail
-  Lakes/Waterbodies
-  Stream/River - Perennial
-  Stream/River - Intermittent
- Canal/Aqueduct
- City Boundary



MEETING NEEDS THROUGH BUILD-OUT

Pleasant Grove's projected population at build-out (2050) requires a total of 112.5 acres of public park land ($50,000 / 1,000 \times 2.25 = 112.5$) to meet park needs. With the 63.8 acres of existing developed public park land and assuming the 20-acre Community Park, the 5-acre Neighborhood Park, and the seven local parks with an average of 1.5 acres are developed and the 4.3-acre Anderson Park is upgraded by 2030 (39.8 acres added in total), the City will need to acquire and develop 8.9 acres of additional park land to maintain the LOS between 2030 and 2050 ($112.5 - 63.8 - 39.8 = 8.9$). The remaining 8.9 acres of park land needed by 2050 may be acquired by expanding existing parks to adjacent sites or locating additional park sites throughout the city to help improve the availability of parks within walking distance. Future potential areas for additional new parks could include developer-provided parks, vacant parcels, city-owned non-park properties, linear sites along trail corridors such as Murdock Canal, or shared partnership sites with schools or churches.

PARK LAND ACQUISITION & DEVELOPMENT

To help meet future needs in the most cost-efficient manner, Pleasant Grove should consider obtaining available land as soon as possible to meet future park needs, and fill the distribution gaps, which is especially critical given increasing land costs and decreased availability. Although Local Parks are small, and generally have a higher cost per acre to develop, the lack of available open space in park-poor neighborhoods makes this type an ideal choice for filling distribution gaps in these areas if a larger park is not achievable. However, the City should generally prioritize providing larger parks to the greatest degree possible. Community and Neighborhood parks provide the most “bang for the buck” by more efficiently utilizing maintenance and operations funds and serving a larger area with more desirable amenities than Local Parks. Creating the right mix of park types in the system will require a balance of prioritization and taking advantage of opportunities as they arise.



PARK STANDARDS

The application of park development standards will help ensure that Pleasant Grove's existing and future parks meet resident expectations and needs. Upgrading existing parks and playgrounds was a top priority for residents in the feedback received during community engagement, signifying that there is both a desire to upgrade amenities at some parks and a need to ensure that future parks meet standards and expectations. Another consideration to keep in mind is that while Pleasant Grove currently has many young children, it is aging and maturing. This dichotomy means that parks should be designed and implemented flexibly to meet the needs of the broadest range of users and age groups, all of whom have unique demands. The following minimum standards will help ensure parks meet existing and future needs and expectations.

PARK TYPES

Pleasant Grove should upgrade existing parks to meet the minimum requirements for the designated type. Where acreage would qualify a park for a "higher" park type but the amenities are lacking, the city should add amenities to bring the park up to the higher standard. The City should also design future parks from the outset with features and amenities that meet the minimum standards, with additional investment beyond the minimum in areas where resident support is high and it makes sense. This plan acknowledges that adding the complete palette of minimum required amenities in existing parks may present a challenge or be impossible in light of existing uses and site constraints. Each park should therefore be evaluated on an individual basis. Parks may also be classified in a higher park category if the amenities meet the standards for a higher classification, regardless of park acreage.

DEVELOPER PROVIDED PARKS

Pleasant Grove should work with developers to appropriately locate parks and to help meet distribution needs. Future parks should be located along existing and proposed trails when possible, accommodate the standard amenities at a minimum, have easy access to collector roads and include adequate parking for the intended facilities.

"Parks and playgrounds are the soul of a city."

- Marty Rubin



LOCAL PARK STANDARDS

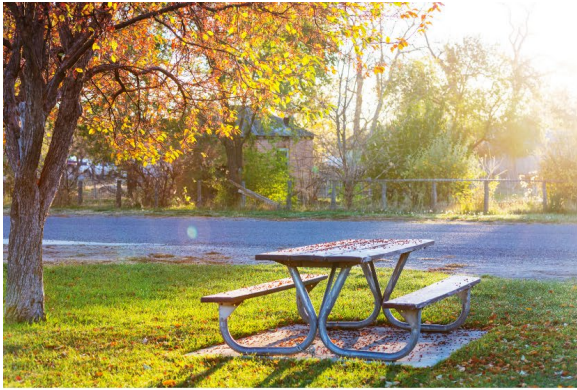
The construction or acquisition of additional pocket parks is discouraged except in instances where land availability is an issue and a neighborhood cannot be served by other means. Parks less than three acres in size generally place a higher burden on communities due to the intense level of resources required for maintenance compared to the recreation value received by the community.

Existing pocket parks should be upgraded to meet the minimum standards described below, and those areas where pocket parks are the only option for meeting park needs should adhere to these standards as well.

Local Parks are less than 3 acres in size and should include the following amenities:

- Trees
- Picnic table(s), bench(es) and site furnishings
- Grassy play area(s)
- A covered shelter, pavilion, or shade structure OR a small playground, sport court, or activity area





NEIGHBORHOOD PARK STANDARDS

Neighborhood Parks should be 5 to 10 acres in size and should include the following amenities:

- Trees
- Picnic tables and benches
- Sports court(s) (basketball, volleyball, pickleball and tennis) or sports field(s) (baseball, soccer, football and similar sports)
- Connections to other parks, open spaces, recreation amenities and community destinations by multipurpose trails, bike lanes, or routes
- A drinking fountain
- Grassy play area(s)
- Playground(s)
- Small/Medium Pavilion(s)
- Perimeter walking trail(s) where appropriate
- Off-street parking
- Restrooms where appropriate

COMMUNITY PARK STANDARDS

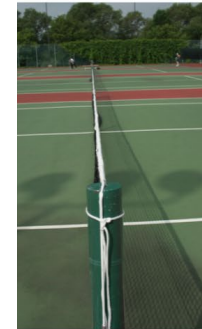
Community Parks are between 10 and 20 acres in size and should include the following:

- All the amenities and features in Neighborhood Parks
- At least one large pavilion
- At least one specialty recreation feature, such as a sports complex, an aquatics facility, splash pad, or arboretum
- Two or more restrooms, depending on size and needs
- Off-street parking appropriate for all amenities

REGIONAL PARK STANDARDS

Regional Parks are large, typically greater than 20 acres in size. They are also the most diverse park type, providing a range of amenities and features. To ensure this they should include the following:

- All the amenities and features in Community Parks
- Two or more specialty recreation features, such as a sports complex, splash pad, or arboretum.
- Off-street parking appropriate for all amenities



PARK AMENITIES

A wide range of characteristics contribute to the quality and character of a park, including the setting, design and individual components. In addition to evaluating current conditions, an amenity level of service (LOS) analysis and an examination of amenities within the context of the park standards were undertaken to understand Pleasant Grove’s needs for specific amenities. This two-pronged review summarizes the deficiencies and needs system-wide and for specific park sites. It should be noted that these recommendations are based on projected needs and desires for specific types of facilities, however, recognize that needs and trends change over time and the City should continually touch base with residents to confirm the direction of park development.

AMENITY LEVEL OF SERVICE

Table 6.3 summarizes the total quantity of existing amenities¹, compares the population per amenity to the suggested LOS and outlines the total surplus or deficit. The suggested amenity LOS reflects the unique needs and expectations in Pleasant Grove.

This analysis indicates that Pleasant Grove has a surplus of Baseball/Softball Fields as well as Tennis courts. The city is in immediate need of two basketball courts, one multipurpose field, five pavilions, four playgrounds, five restrooms, four sand volleyball courts, one dog park, and one splash pad/water feature.

Table 6.4 looks at amenity needs between now and 2030, beyond the immediate needs mentioned above. With the growth anticipated during this time-frame, the City will need to provide one additional basketball court, four multi purpose fields, three pavilions, six additional playgrounds, seven restrooms, one sand volleyball court, and one dog park.

MINIMUM PARK AMENITY STANDARDS

The recommended standards establish the minimum amenities by type for both new and existing parks. Table 6.3 indicates which amenities are lacking in existing parks. While all existing parks should meet these standards, the City should apply some subjective input to ensure that modifications and enhancements are feasible and desirable. The City should solicit additional input from the community when upgrades are planned for each park.

¹ Only includes amenities in parks that are used to calculate the City’s overall parks LOS.



Veterans Memorial Park

TABLE 6.3 EXISTING PARK AMENITY LEVEL OF SERVICE ANALYSIS

AMENITY	QUANTITY OF EXISTING AMENITIES	EXISTING AMENITY LEVEL OF SERVICE (POP. PER AMENITY)	SUGGESTED LEVEL OF SERVICE (LOS)	QUANTITY REQUIRED TO MEET 2020 LOS	2020 SURPLUS OR DEFICIT OF AMENITY	TOTAL REQUIRED TO MEET IMMEDIATE NEEDS
Baseball/Softball Fields	8	4716	7,500	5	3	0
Basketball Courts	2	18863	10,000	4	-2	2
Multipurpose Fields	4	9432	7,500	5	-1	1
Pavilions/Shelters	10	3773	2,500	15	-5	5
Pickleball Courts	8	4716	5,000	8	0	0
Playgrounds	7	5389	3,500	11	-4	4
Restroom	6	6288	3,500	11	-5	5
Sand Volleyball Courts	0	-	10,000	4	-4	4
Dog Park	0	-	30,000	1	-1	1
Splash Pads/Water Features	1	37726	25,000	2	-1	1
Tennis Courts	6	6288	10,000	4	2	0



Veterans Memorial Park



Discovery Park



Shannon Park/Wil's Park

TABLE 6.4 2030 PARK AMENITY LEVEL OF SERVICE ANALYSIS

AMENITY	QUANTITY OF EXISTING AMENITIES	PROJECTED AMENITY LEVEL OF SERVICE (2030 POP. PER AMENITY)	SUGGESTED LEVEL OF SERVICE (LOS)	QUANTITY REQUIRED TO MEET 2030 LOS	2030 AMENITY SURPLUS OR DEFICIT	TOTAL REQUIRED TO MEET NEEDS BETWEEN 2023 AND 2030
Baseball/Softball Fields	8	5715	7,500	6	2	0
Basketball Courts	2	22862	10,000	5	-3	3
Multipurpose Fields	4	11431	7,500	6	-2	5
Pavilions	10	4572	2,500	18	-8	8
Pickleball Courts	8	5715	5,000	9	-1	1
Playgrounds	7	6532	3,500	13	-6	11
Restroom	6	7621	3,500	13	-7	12
Sand Volleyball Courts	0	-	10,000	5	-5	5
Dog Park	0	-	30,000	2	-2	2
Splash Pads/Water Features	1	37726	25,000	2	-1	1
Tennis Courts	6	7621	10,000	5	1	0



Chrisville Park



Manila Creek Park

TABLE 4.5 - AMENITIES NEEDED TO MEET PARK STANDARDS & OTHER IMPROVEMENTS

PARK	AMENITIES NEEDED TO MEET PARK STANDARDS	OTHER RECOMMENDED IMPROVEMENTS
REGIONAL PARKS		
Manila/Discovery Park	-	Additional sport courts, such as basketball or volleyball
COMMUNITY PARKS		
Manila Creek Park	Playground	-
Shannon Park/Wil's Park	Playground Pavilion Restroom Perimeter Walking Path	Connect sidewalks to the road for pedestrians
NEIGHBORHOOD PARKS		
Mahogany Park	Trees/Shade	-
Veterans Memorial Park	-	-
Hill Park	-	Park is good candidate for converting some landscape areas to waterwise landscaping
LOCAL PARKS		
Downtown Park	-	-
Chrisville Park	-	Improve lawn area Update benches and seating area Update entrance to be more inviting with walkway
SPECIAL USE PARKS		
Kiwanis Park	-	Improve parking area Restore native vegetation Clarify/improve trail connections and wayfinding
Anderson Park	Natural Playground Perimeter Walking Trail/Accessible Paths Off-Street Parking Improvements Replace/improve volleyball court	Improve lawn area Update site furnishings Cleanup/restore native vegetation areas Restore stream channel
Pioneer Park	Site furnishings such as benches, tables	

OPEN SPACE

Open space, whether publicly or privately owned, provides physical and visual relief from the more developed areas in a community. Pleasant Grove is fortunate to border the Wasatch Mountains to the east and to have many spectacular views of Utah Lake to the west, providing access to rich natural open space just beyond city boundaries.

Open space provides a host of ecological benefits. It helps purify the soil, water and air, can absorb and deflect noise, wind and visual disturbances, helps absorb carbon and reduces urban heat. These valuable lands ensure that natural drainages are available to convey stormwater and assist with stormwater infiltration into the soil. Open space is also important for protecting critical habitat and, when carefully developed with trails, can serve as connections to parks and neighborhoods. Open space can also serve as a holding use until the land can be formally developed in the future. These and other benefits help make Pleasant Grove a healthier community.

Natural open spaces are an important community feature to the residents of Pleasant Grove, ranking high as a desired recreational feature in the community survey. This indicates that residents appreciate the natural open space that already exists in the community and welcome the acquisition of more. The City should therefore continue efforts to acquire open space when opportunities arise to expand existing parks and open space, preserve key natural drainages, viewsheds or agricultural land in the community or expand the trail system.

There is no standard Level of Service (LOS) for providing open space in Pleasant Grove. Cities typically acquire open space on a case-by-case basis where opportunities emerge. A list of open space acquisition tools to assist with the acquisition is listed in *Appendix D*.



PRIORITIES: PARKS AND OPEN SPACE

It is important for Pleasant Grove to its park level of service in order to meet the community's recreation needs moving into the future. In addition to developing one Community Park, one Neighborhood Park, and 7 Local parks to fill current distribution gaps, Pleasant Grove will need to acquire and develop 8.9 acres by build-out to meet existing and future needs, ideally in developing areas.

The City should ensure its development ordinances are consistent with the recommendations in this plan. Existing parks should be upgraded to meet the park standards and new parks should be built to the standards at a minimum. Individual park amenities that are deficient according to the proposed park standards or the amenities LOS analysis should be provided where feasible. Other required or recommended improvements should be made to existing parks to maintain high quality parks.

Additional open space should be acquired when it expands the City's existing parks, open space and trails system. Land that mitigates natural hazards or preserves natural drainages, wildlife corridors, key agricultural lands, or other valuable community resources should be prioritized.



Anderson Park

RECREATION

Pleasant Grove's recreation facilities and programming broaden the variety of opportunities for residents to enrich their lives and improve their health and well-being.

EXISTING PUBLIC RECREATION FACILITIES

Public recreation facilities in Pleasant Grove include:

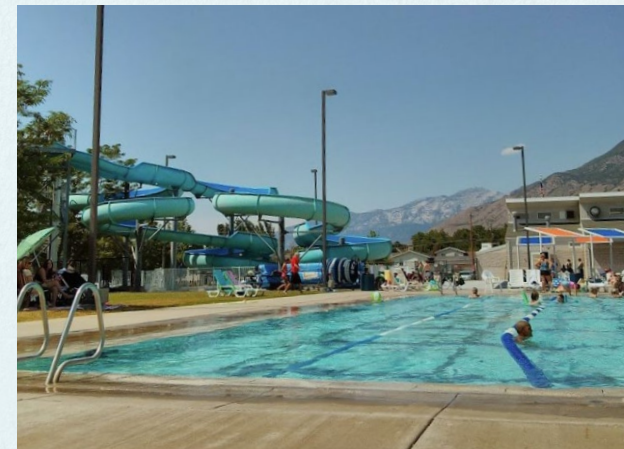
PLEASANT GROVE RECREATION CENTER

The Pleasant Grove Community Center is an approximately 47,000 sq. ft. building located next to Veterans Memorial Park and Pleasant Grove High School. The center houses basketball courts, a gym, multipurpose rooms and even a snack bar. The center is used for a variety of recreation and community programming and events, and is available for private rental. Based on public feedback, the facility meets the recreational needs of the public as a recreation center but is lacking an indoor pool.



PLEASANT GROVE VETERANS MEMORIAL POOL

The Veterans Memorial Pool is located between Veterans Memorial Park and Pleasant Grove High School. This outdoor pool facility features seven swim lanes, a general swimming area, water slide, hot tub, and locker room facilities. The pool regularly offers swimming lessons and aerobics classes, and is also available for private rental. While a well-used and loved facility by the community, the pool is limited by its seasonal use.



PLEASANT GROVE RODEO GROUNDS

The Pleasant Grove Rodeo Grounds are located next to Shannon Park. Although the rodeo grounds are only open during specific times it is a unique feature that offers alternative programming that could not be achieved without such facilities. The grounds are host to the Strawberry Days Rodeo.



THE ROLE OF PRIVATE AND SCHOOL DISTRICT RECREATION FACILITIES

A handful of privately-owned and operated health and fitness facilities in Pleasant Grove serve residents on a fee or membership basis. The facilities work in tandem with City-owned facilities, providing residents with private recreation and fitness opportunities. However, they are only available to those who are willing and able to pay. Some communities actively strive to join forces with private gyms and organizations to enhance the range of recreational facilities and services available to the public.

Pleasant Grove has a cooperative relationship with Alpine School District, sharing indoor gyms, outdoor fields and other facilities between students and the general public. While the City uses these facilities extensively for recreation programming purposes, they are available only with the continued agreement of the school district. Since cooperative agreements are not typically guaranteed in perpetuity, city use and access are not guaranteed. Partnering with local schools is nevertheless an important tool for maximizing the benefit provided, particularly for communities like Pleasant Grove that have a high demand for limited resources. Furthermore, such partnerships minimize the duplication of park and recreation facilities in the city.



Pleasant Grove High School

AN INDOOR POOL

The community survey indicated strong desire for an indoor pool. The city currently has the Pleasant Grove Veterans Memorial Pool, an outdoor facility located near the Pleasant Grove Recreation Center, which has limited use due to the cold winters. An indoor pool would serve a wide range of demographics and programming. Additionally, the call for an indoor pool could express the desire from residents for more programming in the winter. As such the Pleasant Grove should prioritize, study, and examine the construction of a future indoor pool and additional winter recreation.

RECREATION PROGRAMMING

Pleasant Grove provides an extensive range of recreation programs for youth, including baseball/softball, basketball, flag football, soccer, volleyball, tennis, golf, track, gym/tumbling, cooking class, and dance. Adult programming includes softball, baseball, volleyball, tennis, golf, pickleball and a range of fitness classes. In addition, the City provides a variety of citywide event programming such as the Concerts in the Park and Strawberry Days, which are held at various park and recreation venues. It should be noted that these events happen in the summer, whereas winter programming is limited to mainly basketball leagues and drop-in pickleball for adults.

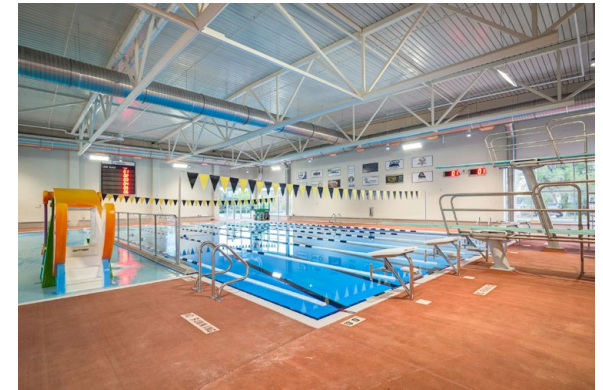
Based on community feedback, the City should make an extra effort to further publicize existing programs and work towards expanding other programs for both youths and adults.

TRAILS

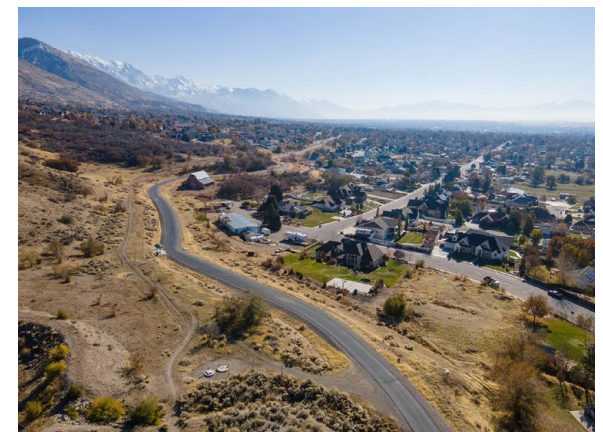
Trails play a vital role in the community. They are an essential recreational amenity while also providing connections between home, work, play and important destinations like transit and services. Trails are a primary method for the public to access and enjoy local parks and open space. They are intrinsically democratic facilities, serving a wide range of uses like walking, running, cycling, and even sometimes equestrian riding. They serve a wide range of user groups such as individuals, families, weekend warriors, youth, seniors, commuters and casual recreationists.

PUBLIC INPUT ON TRAILS

The planning process included significant public involvement to understand community values, needs, desires and priorities. The establishment and maintenance of paved city trails ranked highly, lending support for an expanded trail system. Detailed information regarding public input related to trails is documented in *Appendix B*.



Murdock Canal Trail



Bonneville Shoreline Trail

EXISTING TRAILS

Pleasant Grove has approximately 35.18 miles of existing trails. These are classified as paved and unpaved trails.

There are approximately 19.63 miles of paved trails in the Pleasant Grove, most prominent of which is the Murdock Canal Trail, which spans north to south along the east side of the City and is about 17 miles long. Most others have been installed as part of residential developments that connect parks to the surrounding neighborhoods.

Unpaved trails provide the same essential connections between neighborhoods, parks, and open spaces, but offer a different user experience as they have unpaved natural surfaces, which supports hiking, mountain biking and equestrian uses. The City currently has 15.55 miles of unpaved trails, most of which are located in the Wasatch foothills at the eastern edge of the City.

REGIONAL TRAILS

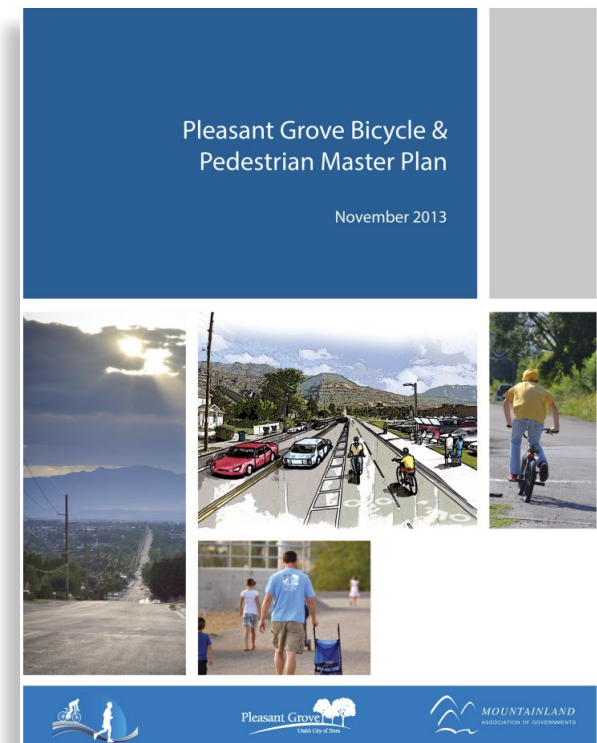
The Bonneville Shoreline Trail (BST) passes in and out of Pleasant Grove along the far eastern boundary of the City. It is developed as a soft surface primitive route, the largest section within the city boundary located between Grove Creek Canyon and Battle Creek Canyon. The BST is intended to be a soft surface regional trail with planned alignments through much of northern Utah as it traces the shoreline of ancient Lake Bonneville.

TRAIL NEEDS ANALYSIS

As previously indicated, there is strong public support for additional trails of all types in Pleasant Grove. The provision of additional trails and related amenities were requested in all components of public involvement during this planning process. While the City has a good start on its trail system with more than 35.18 miles of trails already in place, there are many areas of the City that lack trails completely and others where trails are incomplete or disconnected.

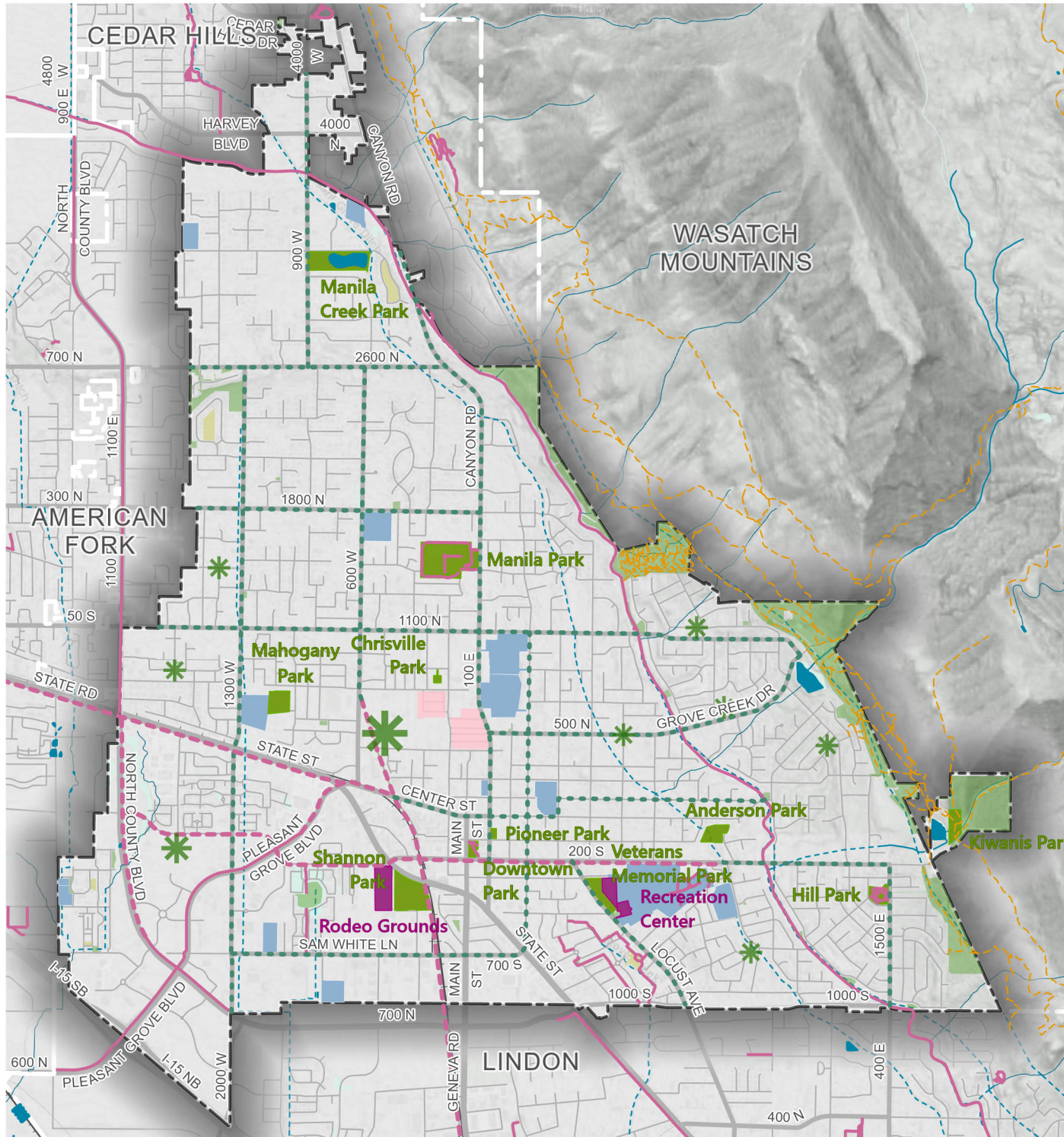
Since the City has already developed the *Bicycle & Pedestrian Master Plan* which addresses all modes of human-powered travel in detail, the focus of this master plan is to establish the larger vision for recreational trails in the city, including connections to parks and open space.

Map 6.4 illustrates the proposed recreational trail concept for the City. Rather than defining exact alignments, this concept establishes the general corridors where trail connections are desired. The **long-term regional trail corridors** form the framework of the trail vision. The Murdock Canal Trail has already been completed as the major regional “spine” of the trail system. A regional route along the far east of the City is also already in place with the Bonneville Shoreline Trail. One east-west corridor is envisioned along 200 South, connecting pedestrians to Downtown. The other primary east-west connection along

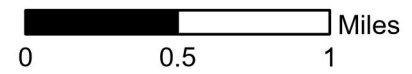


The Pleasant Grove Bicycle & Pedestrian Master Plan remains an important document for trail development and design standards

MAP 6.4 - TRAIL NETWORK



- Proposed Bikeway
- Proposed Separated Paved Trail
- Existing Paved Trail
- Existing Unpaved Trail
- Proposed Community Park
- Proposed Neighborhood Park
- Proposed Local Park
- Existing Public Park
- Special Use Facility
- Open Space
- Private Park
- Cemetery
- Schools
- Lakes/Waterbodies
- Stream/River - Perennial
- Stream/River - Intermittent
- Canal/Aqueduct
- City Boundary



1100 North is envisioned a bikeway. This trail framework creates several loops throughout the entire city, connecting the east, west, north and south. Ideally this trail system would not only connect existing parks and open spaces but draw residents directly to the proposed expanded Downtown. A robust bikeway system could also help alleviate some of the demand on roads by making it possible for some people to safely bike to work.

Bikeways are the final link, providing opportunities to ride between local and regional trails on roadways that are generally pleasant to travel.

DESIGN STANDARDS

Trail design standards were established in the *Bicycle and Pedestrian Master Plan*, which this plan defers to for specific design details such as widths and materials.

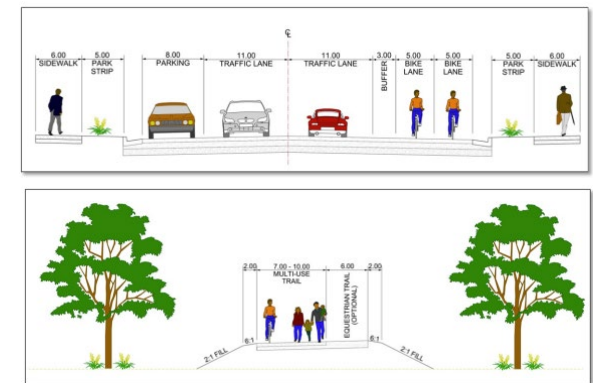
The trail concept shown on **Map 6.4** illustrates the trail vision at a high level, and this plan recognizes that detailed alignments and the configuration of trails within those alignments will vary by trail segment based on existing conditions. Available right-of-way, specific uses and funding will all impact trail configurations.

This plan also acknowledges that implementation of the trail vision may take generations to realize. The *Bicycle and Pedestrian Master Plan* may recommend specific alignments with interim options for connections where landowners are unwilling to provide trail easements or to sell portions of their property for public trails, or where physical barriers such as railroad tracks may be cost-prohibitive.

As the trail system is expanded or modified, care should be taken to address any concerns regarding privacy, noise, and safety where possible. Signage and wayfinding are an important feature of the trail system, not only to inform trail users of the proper use and regulations but to increase awareness and stewardship of the City's trail and open space system.

TRAILHEADS

Trail users are served by four notable trailheads, two of which trailheads serve the canyons to the east and two which serve the Murdock Canal Trail. Battle Creek Trailhead is located next to Kiwanis Park and provides access to Battle Creek Canyon, and Grove Creek Canyon Trailhead is located at the base of its namesake canyon at the east end of Grove Creek Drive. Both of these double as trailheads connecting to the Bonneville Shoreline Trail. The Murdock Canal trailheads are the Wade Springs Trailhead and the Canyon Road Trailhead. Wade Spring Trailhead is located at 1100 North and provides access to the Valley Vista Trails mountain biking area. Canyon Road Trailhead is located farther north off Canyon Heights



Trail design standards are provided in the *Bicycle and Pedestrian Master Plan* document

Drive. While there are multiple access points to the Murdock Canal Trail throughout Pleasant Grove, each of these trailheads provide formal parking and restrooms, and serve as the main access points to the Murdock Canal Trail for visitors who do not live close enough to walk or bike to the Trail. As the trail system is completed, additional trailheads should be provided, including facilities such as restrooms, parking, bike parking and maintenance stations, drinking fountains and litter receptacles. In many instances, existing parks may provide many of these amenities and double as a trailhead to a connecting trail.

TRAIL CROSSINGS

Pleasant Grove is physically and functionally divided by State Street and the parallel UPRR tracks, which results in a strong separation between the north/east and south/west sides of the community. Special attention should be given to trails that cross this corridor to ensure safety of trail users and improve ease of access. Additionally, safety upgrades are recommended for trail crossings of the Murdock Canal Trail as detailed in *Chapter 3: Transportation and Streets*.

The *Bicycle and Pedestrian Master Plan* also includes recommendations for crossing improvements. These guidelines should be followed and implemented whenever possible to give trail users safe passage across roadways.

RECOMMENDATIONS

Pleasant Grove should continue to implement trails per the recommendations and design standards contained in the *Bicycle and Pedestrian Master Plan*. The master plan should be reviewed frequently to ensure it meets future needs and demands as the City and the preferences of its residents continue to evolve.

Pleasant Grove should work to fully implement the proposed trail network by build-out, which is likely to take place by 2050. It is assumed that the on-street bicycle facilities will be constructed as part of implementation and upgrading projects for the roadways they are located. In contrast, trails will be developed as part of opportunistic and strategically-programmed initiatives. The City should explore the possibility of implementing trails that serve specific user groups, including ADA compliant, beginner, and use-specific routes. Future trail development should take into account privacy, noise, and safety for the adjacent residential areas.

Continued partnership with the Utah Department of Transportation should work on the development of trail crossings along major state routes. Pleasant Grove should actively pursue the acquisition and implementation of proposed crossing facilities and continue to evaluate safety needs and requirements as roadways and trail systems are developed in the future.

A comprehensive signage and wayfinding system should be published and distributed to provide information about the trail system to promote safety, navigation, and stewardship. Proper trail maintenance is required to ensure the trail system functions as intended.

PLAN PRIORITIES

Table 6.6 summarizes the recommendations from this chapter that have direct cost implications for implementation as part of this master plan.

TABLE 6.6: SUMMARY OF GREEN + ACTIVE SYSTEMS RECOMMENDATIONS

PARKS AND OPEN SPACE
<ul style="list-style-type: none"> • Acquire and develop one community park (20 acres) by 2030 to meet LOS • Acquire and develop one neighborhood park (5 acres) by 2030 to meet LOS and address distribution gaps • Acquire and develop seven local parks (average 1.5 acres) to meet LOS needs by 2030 and address the remaining distribution gap. • Upgrade existing Anderson Park to meet Neighborhood Park Standards, address deferred maintenance, upgrade open field, construct a nature play playground and meet accessibility requirements. • Acquire additional open space with a focus on expanding the park system, protecting natural drainages and other valued resources.
RECREATION
<ul style="list-style-type: none"> • Conduct a feasibility study for a new Indoor Pool. • Better publicize existing recreational programs and expand winter offerings.
TRAILS
<ul style="list-style-type: none"> • Develop the Recreational Trails Concept / Bicycle and Pedestrian Master Plan by 2050. • Improve existing trailheads and develop additional trailheads as needed.
SYSTEM-WIDE RECOMMENDATIONS
<ul style="list-style-type: none"> • Develop a signage and wayfinding system for parks, recreation, open space and trails

PROBABLE COSTS

PARK AND OPEN SPACE COSTS

The amenities listed in **Table 4.7** are required to meet Level of Service needs and to bring existing parks up to proposed standards. As indicated in the table, the total probable costs for these amenities are \$4,060,000.

TABLE 4.7: PROBABLE COSTS FOR UPGRADING EXISTING PARKS & MEETING AMENITY LOS (2021-2030)

AMENITY	QUANTITY TO MEET CURRENT AMENITY LOS AND PARK STANDARDS	PROBABLE COST	UNIT	TOTAL
Basketball Court	2	\$100,000	Each	\$200,000
Multipurpose Fields	1	\$300,000	Each	\$300,000
Pavilion	5	\$100,000	Each	\$500,000
Playgrounds	4	\$200,000	Each	\$800,000
Restrooms	5	\$200,000	Each	\$1,000,000
Sand Volleyball Courts	4	\$50,000	Each	\$200,000
Dog Park	1	\$500,000	Each	\$500,000
Splash Pad	1	\$500,000	Each	\$500,000
Benches and/or Tables	20	\$3,000	Each	\$60,000
TOTAL				\$4,060,000

**Amenity needs have not been double counted. This analysis assumes that if a given amenity is required to meet LOS needs it will be installed in a park that needs that particular facility to be brought up to standard.*

Table 4.8 summarizes the costs required to upgrade existing parks and meet amenity levels of service and the costs to acquire and develop parks through 2030 and build-out in 2050. As indicated, \$33,300,500 is required to meet amenities LOS requirements and park standards, fill gaps, meet needs through anticipated build-out in 2050.

TABLE 4.8: PROBABLE COSTS FOR PARKS AND OPEN SPACE

ITEM	PROBABLE COST
Meeting Standards	
Upgrade existing parks to meet amenity LOS requirements and park standards	\$4,060,000
Subtotal Standards	\$4,060,000
Meeting Needs by 2030	
Develop 20 acres of the new Community Park property by 2030 to meet LOS and distribution recommendations	\$8,000,000
Acquire and develop 15.5 acres of park land by 2030 to fill gaps (One Neighborhood Park of 5 acres and seven Local Parks average 1.5 acres)	\$13,175,500
Upgrade 4.3 Acre Anderson Park to Neighborhood Park standard	\$500,000
Subtotal 2030 Needs	\$21,675,500
Meeting Needs by Build-out in 2050	
Acquire and develop 8.9 acres of park land by 2050 to meet LOS and fill gaps	\$7,565,000
Subtotal Build-out Needs	\$7,565,000
GRAND TOTAL	\$33,300,500

Note: All costs assume \$450,000 per acre acquisition cost and \$400,000 per acre development cost

RECREATION COSTS

Recreation facilities are major investments and commitments that require more detail than can be addressed in a planning study of this nature. Specifically, a feasibility study should be conducted for a new indoor pool in order to understand the feasibility and cost of such an endeavor.

TRAIL COSTS

Table 4.9 summarizes probable costs for recreational trails described in the Trails section. See the Bicycle and Pedestrian Master Plan for costs regarding bikeway facilities.

TABLE 4.9: PROBABLE COSTS FOR TRAILS

ITEM	MILES	COST PER MILE	TOTAL
Proposed Paved Local Trail	5.1	\$150,000	\$765,000
Lighting & Safety Improvements for Paved Regional Trail (Murdock Canal)	17	\$100,000	\$1,700,000
TOTAL			\$2,465,000

**It is assumed that bikeways will be completed as part of road improvements. Refer to the Bicycle and Pedestrian Master Plan for further details*

TOTAL PROBABLE COSTS

Table 4.10 depicts, the total probable costs for developing the proposed park and trail improvements through build-out in 2050 is \$36,015,500. Projected costs include the development and installation of a City-wide Wayfinding and Signage Master Plan for the parks, recreation, open space and trails system.

TABLE 4.10: TOTAL PROBABLE COST FOR PARKS AND TRAILS

ITEM	PROBABLE COST
Probable Costs to Upgrade Existing Parks, Acquire New Park Land, and Develop Future Parks Through Build-out	\$33,300,500
Probable Costs for Trail Improvements	\$2,465,000
Wayfinding & Signage Master Plan (for entire parks, recreation, open space and trails system)	\$50,000
Wayfinding & Signage Installation (for entire parks, recreation, open space and trails system)	\$200,000
GRAND TOTAL	\$36,015,500

MAINTENANCE/REPLACEMENT COSTS

Pleasant Grove maintains its parks, open spaces and trails at a high standard. This is reflected by the generally positive comments received as part of the public input process. Nevertheless, an established annual budget is helpful to address the ongoing needs for replacing/upgrading playgrounds, parking lots and other park amenities, to address deferred maintenance needs, to complete special park and trail enhancement projects, and to ensure that existing and future park and trail amenities do not fall behind on maintenance.

For rough planning purposes, five-percent of the probable costs for park acquisition and development has been earmarked for deferred maintenance/replacement through 2050, a 28 year period (rounded up to the nearest \$5,000). This results in an annual budget of \$60,000 ($\$33,300,500 \times .05 / 28 \text{ years} = \$59,465$) specifically for addressing these traditionally-overlooked and under-funded needs.

ESTABLISHING FUNDING AND IMPLEMENTATION PRIORITIES

Establishing funding priorities for parks, open space, recreation facilities and trails is a challenge for communities with limited resources and diverse needs. The following are some key considerations when prioritizing specific projects:

- Do they help fill a critical need or service gap?
- Do they address life and safety concerns?
- Do they support on-going maintenance of existing facilities (thereby protecting existing resources and investments)?
- Do they meet future needs in clear and logical phases?

It should be noted that budgets should be established for the acquisition of future land as soon as possible. This will help avoid escalating acquisition costs over time.

Goals, Strategies & Implementation Actions



PARKS & OPEN SPACE

GOAL 1 – ASSURE THAT RESIDENTS OF PLEASANT GROVE HAVE EQUITABLE ACCESS TO PARKS

STRATEGY 1.1: Increase the recommended Level of Service (LOS) for parks to 2.25 acres per 1,000 population in the future while filling existing and future gaps in service areas.

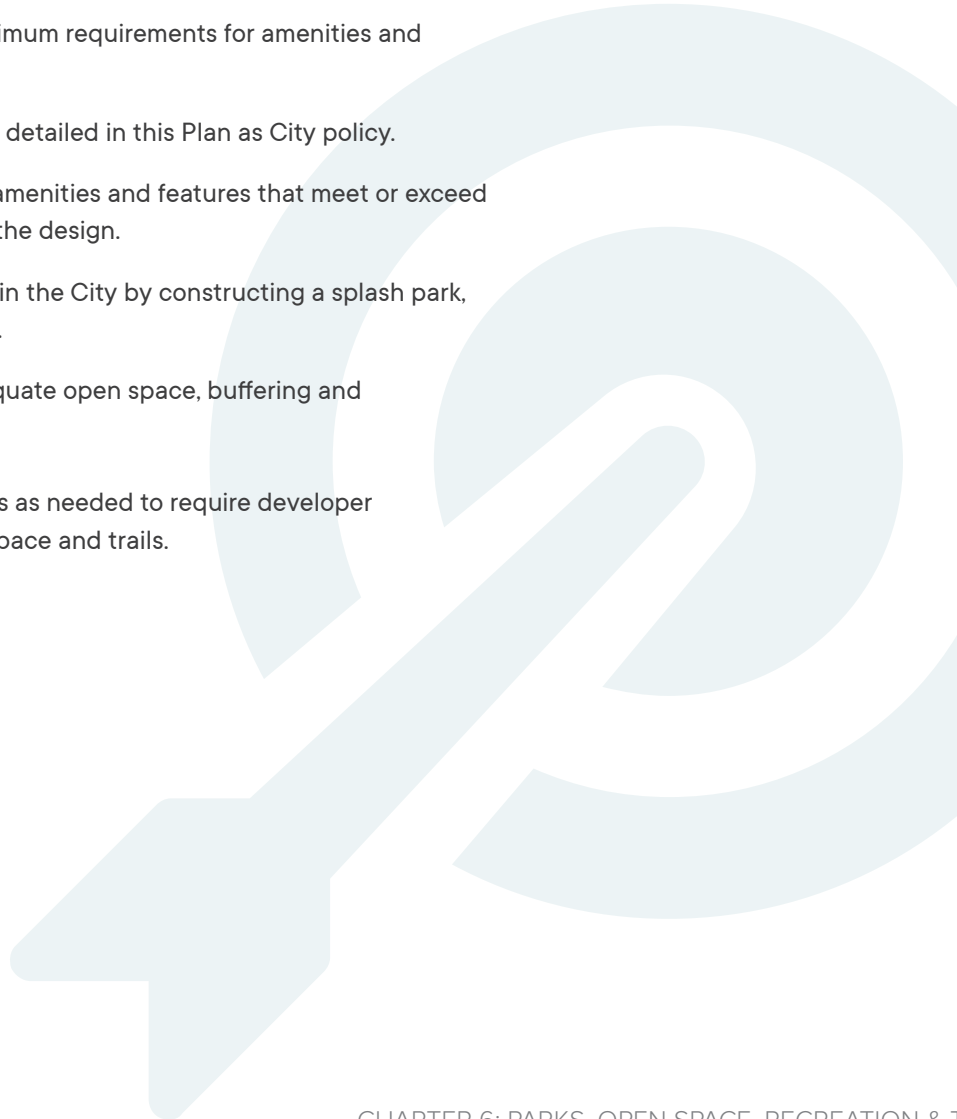
- Action Item 1.1.1:** Develop a 20-acre Community Park on the City-owned pipe plant site to help meet needs by 2030.
- Action Item 1.1.2:** Acquire and develop 15.5 acres of park land for one Neighborhood Park and up to seven Local Parks to fill existing gaps in residential areas by 2030.
- Action Item 1.1.3:** Acquire and develop an additional 8.9 acres of park land to meet LOS needs between 2030 and 2050, addressing distribution needs by acquiring these acres in gap areas.
- Action Item 1.1.4:** As the community grows, ensure that the recommended LOS is maintained.
- Action Item 1.1.5:** Develop and implement a signage and wayfinding system for the City, so residents have ample information about available facilities, amenities and regulations.
- Action Item 1.1.6:** Acquire park land to meet LOS and distribution needs as soon as possible to avoid escalating land costs.

STRATEGY 1.2: Ensure that new parks and open space provide high-quality recreation opportunities for the community.

- Action Item 1.2.1:** Pursue developing parks 5 acres or larger in the future whenever possible to meet the needs of the community while minimizing the maintenance demands associated with smaller parks. This may not be possible in already developed neighborhoods.
- Action Item 1.2.2:** Develop each park with a combination of unique designs, themes and amenities to encourage strong identities for each park.
- Action Item 1.2.3:** Upgrade existing parks to meet the minimum requirements for amenities and features and go beyond the minimum where feasible.
- Action Item 1.2.4:** Adopt the minimum standards for parks detailed in this Plan as City policy.
- Action Item 1.2.5:** Design and develop all new parks with amenities and features that meet or exceed the established standards and encourage public input on the design.
- Action Item 1.2.6:** Broaden the types of amenities offered in the City by constructing a splash park, bike/ skate park, a dog park and/or other unique amenities.

STRATEGY 1.3: Ensure that new developments provide adequate open space, buffering and landscaped areas.

- Action Item 1.3.1:** Modify zoning and other City ordinances as needed to require developer participation in the provision of small private parks, open space and trails.



GOAL 2 – CONTINUE TO MAINTAIN A HIGH STANDARD OF MAINTENANCE FOR PLEASANT GROVE PARKS IN THE FUTURE

STRATEGY 2.1: Continue to improve the best management and maintenance procedures to protect the City’s park and recreation investments.

- Action Item 2.1.1:** Protect the City’s investment in sports fields by resting fields regularly to prevent damage by overuse.
- Action Item 2.1.2:** Update annual budgets to ensure funding for operation and maintenance of City parks and other land the City maintains is sufficient to meet needs.
- Action Item 2.1.3:** Ensure staffing levels meet the desired level of maintenance for public parks and other land.
- Action Item 2.1.4:** Maintain an up-to-date inventory of all parks, park facilities and other lands.
- Action Item 2.1.5:** Update parks in a way that helps reduce maintenance requirements while promoting better long-term use of public parks and recreation amenities.
- Action Item 2.1.6:** Increase the variety of amenities in parks to promote better long-term use of parks.
- Action Item 2.1.7:** Provide amenities and facilities to help residents “self-maintain” their parks and park facilities (trash receptacles, hose bibs, pet clean-up stations, etc.).
- Action Item 2.1.8:** Protect the urban forest within the City’s parks and open spaces and relocate trees impacted by park improvements wherever possible.

GOAL 3 – INCREASE THE AMOUNT AND VARIETY OF NATURAL OPEN SPACE IN THE CITY

STRATEGY 3.1: Secure and expand the Pleasant Grove open space system as part of a flexible and opportunistic approach.

- Action Item 3.1.1:** Acquire open space that preserves natural drainages, waterways, wetlands, wildlife habitat, viewsheds, iconic agricultural land and other highly valued community resources.

GOAL 4 – PROMOTE WATER CONSERVATION AND SIMILAR PRACTICES TO HELP ENSURE THE PLEASANT GROVE PARKS AND RECREATION SYSTEM IS SUSTAINABLE AND RESILIENT

STRATEGY 4.1: As new parks, open space, recreation facilities and trails are developed, utilize the most up-to-date technologies to conserve water and other resources in public parks and associated facilities.

- Action Item 4.1.1:** Utilize drip irrigation, moisture sensors, central control systems, appropriate plant materials, soil amendments and other City requirements as applicable to create a more sustainable Pleasant Grove City parks and recreation system.
- Action Item 4.1.2:** Utilize industry best practices to ensure plants are waterwise, regionally appropriate and as low maintenance where appropriate to reduce maintenance and water demands.
- Action Item 4.1.3:** Convert non-active areas of parks and other public lands to waterwise plantings and mulches, using native plants where possible, to reduce water and maintenance demand.

RECREATION

GOAL 5 – EXPAND RECREATION OPPORTUNITIES FOR RESIDENTS IN PLEASANT GROVE

STRATEGY 5.1: Invest in the expansion of the Recreation Center to include an indoor pool.

- Action Item 5.1.1:** Conduct a feasibility study to identify the realities of constructing a pool addition to the Pleasant Grove Recreation Center. Public feedback indicated strong support for this amenity.

STRATEGY 5.2: Strengthen and expand recreation programming opportunities.

- Action Item 5.2.1:** Evaluate advertising for existing recreational programs and improve marketing where needed.
- Action Item 5.2.2:** Expand recreational programs to the adult population.

TRAILS

GOAL 6 – COMPLETE A COMPREHENSIVE, INTERCONNECTED RECREATIONAL TRAIL NETWORK

STRATEGY 6.1: Complete a non-motorized transportation system network focused on recreational users.

- Action Item 6.1.1:** Develop the Recreational Trail Concept by 2050.
- Action Item 6.1.2:** Encourage multi-jurisdictional cooperation and funding relationships with Utah County and the neighboring cities of Cedar Hills, American Fork, and Lindon.
- Action Item 6.1.3:** Update the Bicycle and Pedestrian Master Plan and this plan regularly.

STRATEGY 6.2: Assure that the Pleasant Grove trails system meets public needs and expectations.

- Action Item 6.2.1:** Work with all involved City departments to ensure the recreational trail network is implemented as envisioned.
- Action Item 6.2.2:** Make trail and bike lane maps available to the public online, at trailheads and in the form of printed maps.
- Action Item 6.2.3:** Develop an accessible network of supportive pedestrian infrastructure, including sidewalks, curb ramps and trails near existing parks and other high-use destinations.

STRATEGY 6.3: Require the City’s community planning, land use planning and the development review processes to incorporate trail master planning, including the access to trails.

- Action Item 6.3.1:** Continually evaluate system-wide trail needs as part of future planning efforts, focusing on closing gaps and improving connections with existing and future neighborhoods, destinations, parks, recreation facilities, and future transit.
- Action Item 6.3.2:** Require private development projects to finance and install bicycle facilities, sidewalks and trails recommended in the Bicycle and Pedestrian Master Plan and this plan.

STRATEGY 6.4: Maintain trails as safe, attractive and comfortable amenities for the community.

- ❑ **Action Item 6.4.1:** Implement a Safe Routes to School program with an emphasis on separated trails.
- ❑ **Action Item 6.4.2:** Work with Alpine School District, the police, UDOT, Utah County, local developers and neighborhood groups to identify and clearly mark appropriate trails.
- ❑ **Action Item 6.4.3:** Ensure that maintenance routines include the control of weeds (particularly thorny species), removing trash and debris and selective plowing of crucial routes to facilitate winter trail use.
- ❑ **Action Item 6.4.4:** Promote an “Adopt a Trail” program to encourage trail user assistance in maintaining the trail system. Encourage participants to become involved in all aspects of trail development through maintenance and long-term improvements.
- ❑ **Action Item 6.4.5:** Develop a wayfinding and signage program that provides clear information to users about trail access and proper trail behavior, including allowed uses and other regulations
- ❑ **Action Item 6.4.6:** Install a safe system of trail lighting and emergency response stations along paved trails where appropriate.
- ❑ **Action Item 6.4.7:** Construct arterial and collector streets wide enough to accommodate bicycles safely.





CHAPTER 7

ENVIRONMENT & RESOURCE MANAGEMENT

Vision

Pleasant Grove’s distinctive environmental setting contributes to its quality of life and the community’s economic vitality. Natural resources and the environment are not inexhaustible commodities to be exploited, but are valuable assets to be judiciously used and wisely managed for the benefit of present and future generations. The City seeks to be responsible stewards of these resources, including land, air, water, and trees, which are essential components of our community.

INTRODUCTION & NATURAL SETTING

The purpose of this element is to examine critical environmental issues and to consider means of preserving the environment for the future. The protection and conservation of these distinct and valuable resources is everyone's responsibility. Environmental stewardship means that Pleasant Grove has a responsibility to manage local resources, now and in the future, to assure a healthy and productive environment. Individual citizens, businesses, and the government working together can achieve it. Environmental concerns in Pleasant Grove revolve around three major themes:

1) Preserving the natural environment

2) Mitigating impacts from developed land uses

3) Managing available natural resources with care

Environmental issues are associated with all aspects of the General Plan, as decisions affecting the environment affect everyone who lives in the community. Careful consideration of all environmental impacts must be an important part of any land use decision, particularly in regards to natural hazards. A number of environmental resources and systems, including water, air, and the urban forest, must be carefully managed and planned for. Improving conservation of water resources, reducing pollution, and increasing tree canopy cover should be priorities for the City moving forward.

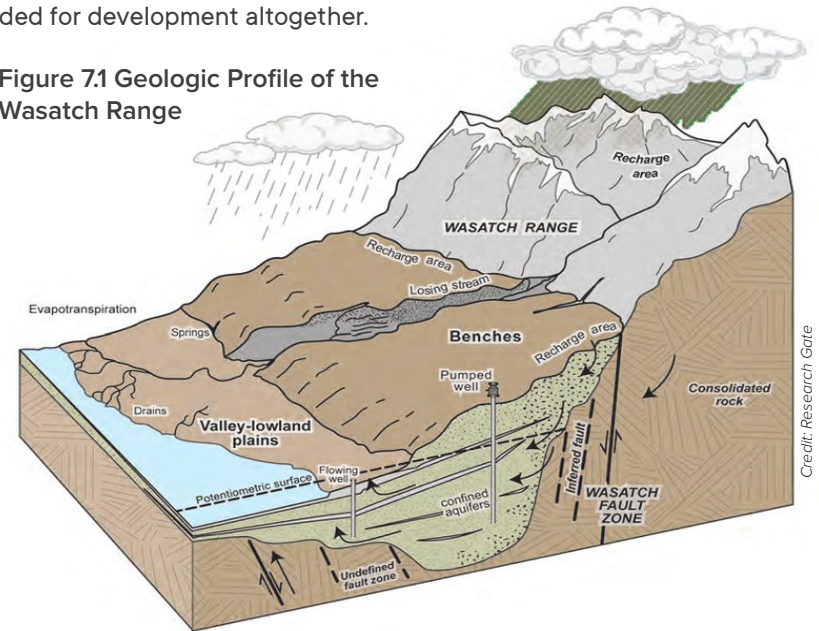
In order to understand environmental issues in Pleasant Grove, the context of the region must be understood. The City is located in the northwest area of Utah Valley, a geologic remnant of the ancient Lake Bonneville – a hydrological feature which plays an important role in the geology and soils of the region. The City's area extends from the Wasatch Mountains to the east, nearly to Utah Lake at the west, at an average elevation of 4,600 feet above sea level, which makes a distinctive impact on its climate. The relative climate of the City is also largely governed by its location at the eastern edge of the Great Basin, a high semi-arid desert region. The adjacent mountains generate both natural resources, including water from snow pack, and natural hazards, such as earthquakes, wildfire, and winter inversions. Both resources and hazards must be carefully planned for.

GEOLOGY AND SOILS

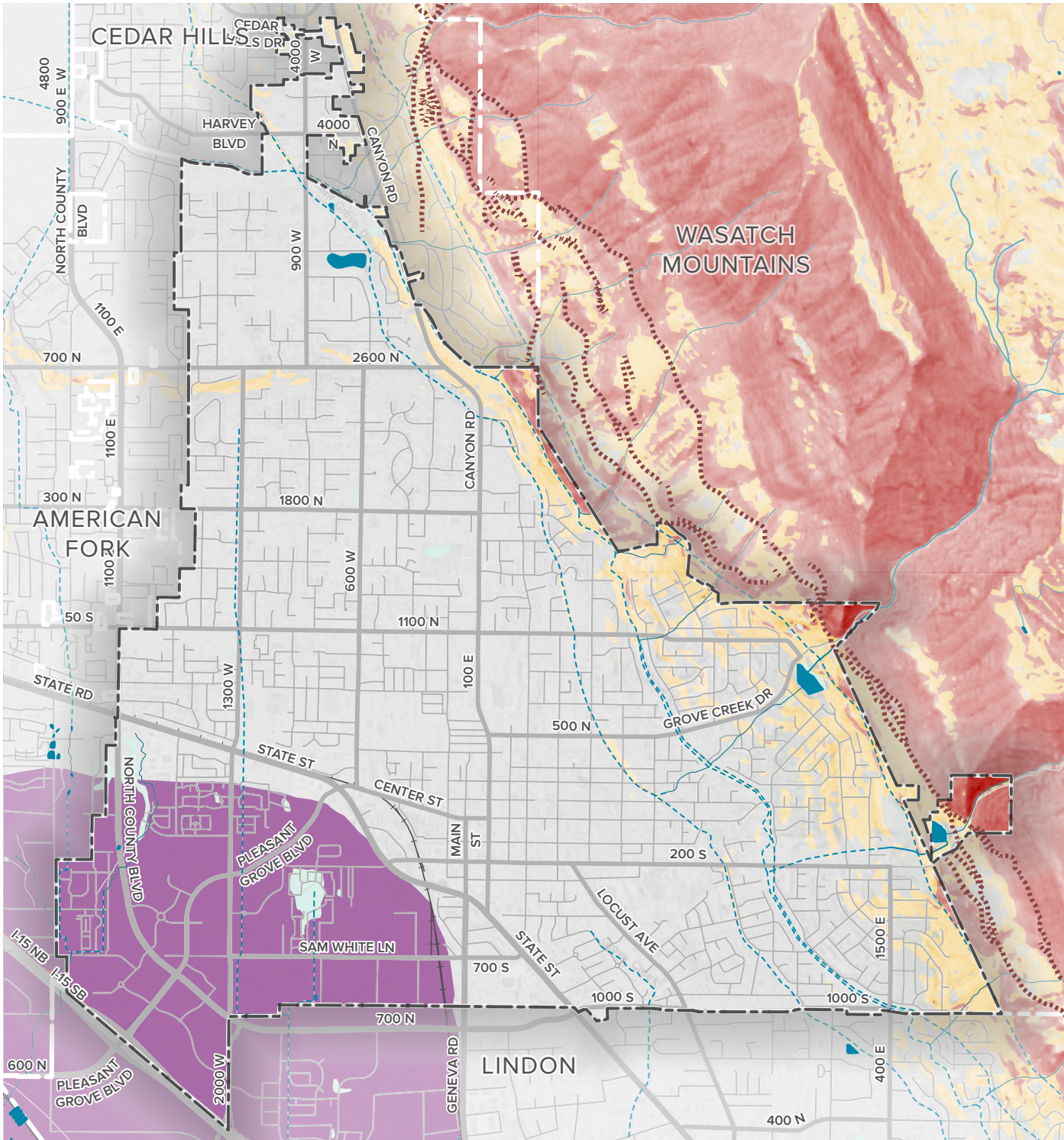
Most soil types which have been identified in Pleasant Grove are composed of a range of gravelly or silty loams. These soils are typically well-drained, and historically ideal for farmland when irrigated. In regards to construction, nearly all soils are suitable for development, although some areas have limitations. Areas west of State Street are limited by shallow water tables and shrink-swell soils, which limit the use of deep excavation or basements and requires additional stabilization of structures. Steep slopes at the east of the City (Map 7.1) with rocky soils place severe limitations on foundations and other underground building features. When placing a foundation, potential settling, cracking, and flooding of basements needs to be considered. The weight capacity of the soil is important to such considerations.

Gravity and flowing water constantly modify the landscape. The foothills, because of their topographic relief, are particularly susceptible to material movement, including slumping, collapsible soils, and landslides. These hazards should be carefully considered and mitigated for when approving development in these areas. Ideally though, these steep slopes should be avoided for development altogether.

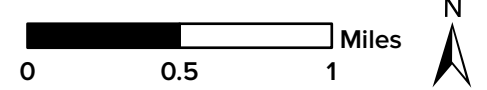
Figure 7.1 Geologic Profile of the Wasatch Range



MAP 7.1 -
GEOLOGIC HAZARDS



- Steep Slopes 25-30%
- Steep Slopes >30%
- Fault Lines
- Medium Liquifaction Potential
- Lakes/Waterbodies
- Stream/River - Perennial
- Stream/River - Intermittent
- Canal/Aqueduct
- Wetlands
- City Boundary



HYDROLOGY

WATER TABLES

Most areas of Pleasant Grove are unaffected by high water tables. However, properties west of State Street are prone to issues with a high water table due to aquifer discharge in that area, as shown in **Map 7.2**. Development has been made possible in this area with proper drainage and construction techniques, but it is recommended that future developments in The Grove be carefully reviewed and evaluated for appropriate construction techniques.

GROUNDWATER

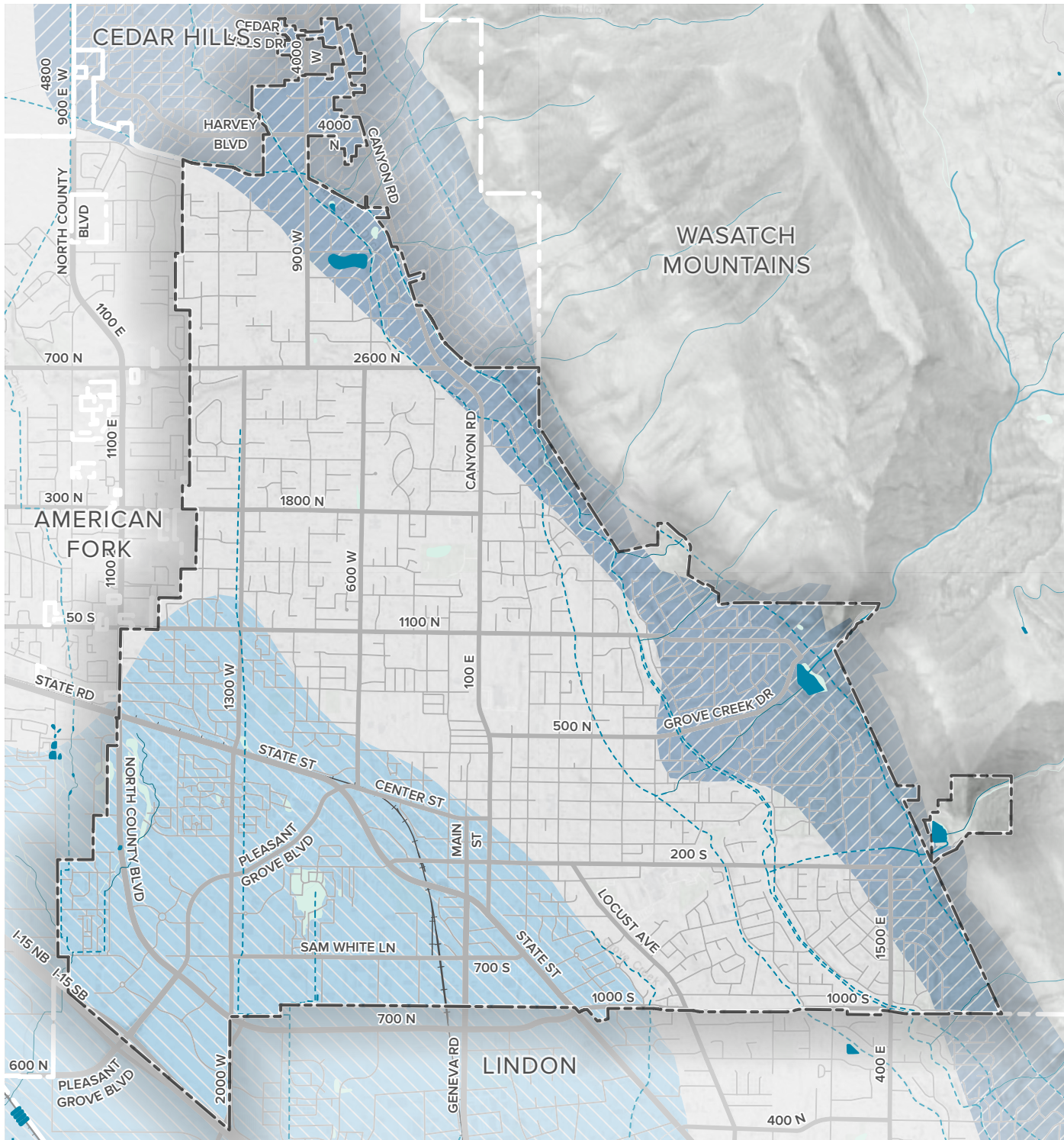
Pleasant Grove sources its drinking water supply almost entirely from groundwater supplies. Underground aquifers provide a plentiful and clean source to the City, but must be acknowledged as a source to be used carefully and protected. Efforts should be made to conserve the water supply wherever possible, and contamination must be proactively prevented in order to protect groundwater quality. This is most important in recharge areas, which are primarily in east bench neighborhoods as shown in **Map 7.2**. The City should continue to educate residents on these matters and refer homeowners to resources and programs designed to conserve and protect water resources.

WETLANDS

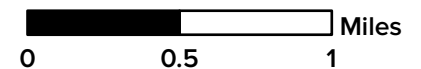
Wetlands are defined as those areas that are inundated or saturated by surface or groundwater enough to support vegetation typically adapted to wet soil conditions. Wetlands play an important function as a natural filtering system that remove sediments and pollutants from water as it flows through the wetland or as it percolates into the ground and is returned to an aquifer. Natural wetlands do exist in Pleasant Grove, primarily in The Grove area which is an aquifer discharge zone, as shown in **Map 7.2**. While the surrounding area is almost completely developed, care should be taken to preserve these natural wetland areas from further encroachment.



MAP 7.2 -
HYDROLOGY



- Lakes/Waterbodies
- Stream/River - Perennial
- Stream/River - Intermittent
- Canal/Aqueduct
- Wetlands
- Aquifer Primary Recharge Area
- Aquifer Discharge Area
- City Boundary



NATURAL HAZARDS

SEISMIC ACTIVITY

Pleasant Grove is located on the Wasatch Fault seismic zone, which is adjacent to the Wasatch Mountain Range. As shown in **Map 7.1**, fault lines are primarily located just beyond the City's eastern boundary in the foothills. Of significant concern related to these faults are the liquefaction potential of the areas shown on the map. Liquefaction may occur when water-saturated sandy soils are subjected to earthquake ground shaking. When soil liquefies, it loses strength and behaves as a thick liquid rather than a solid. This can cause buildings to sink or tilt, slope failure, surface subsidence, or ground cracking. "High" liquefaction potential means that there is greater than 50% probability that liquefaction will occur during a major earthquake. "Moderate" liquefaction potential means there is a 10–50% probability of liquefaction.

Although earthquake and other geological hazards are difficult to predict and may be present anywhere, risks to property and persons can be reduced if available geologic data is reviewed and properly applied. A site-specific natural hazards report may be advisable for some developments.

FLOODING

Historically, the canyons coming off the face of Mount Timpanogos periodically flooded from spring snow melt rushing out and fanning over the valley floor into Utah Lake. Development of the City over time has resulted in the dramatic alteration of this phenomenon. Floodplains, which naturally ran through the city, were greatly reduced by channelization of the streams and development of extensive ditch networks for irrigation. All streams have been partially or totally channelized and their flows have been considerably altered, and emergency overflows have been put in place at the mouth of each canyon. As a result, the Federal Emergency Management Agency floodplain maps designate the entirety of Pleasant Grove as Zone X, which is the safest flood zone, determined to be outside the 500-year flood and well-protected from a 100-year flood. A 100-year flood has a 1% chance of being equaled or exceeded in any given year. Moving forward, the City will continue to monitor flood and stormwater infrastructure to ensure this protection remains intact.

WILDFIRE

Fire plays an important role in all ecological systems. However, as development moves into previously undisturbed natural landscapes, what was once a natural event becomes a significant threat to life and property. Planning in these natural land/urban interface areas is extremely important. In order to reduce potential impacts, property owners and other stewards of the land need to be aware of the elements of "firewise" development. These elements include selecting appropriate locations for buildings, maintaining a defensible space around buildings, and selecting fire resistant materials for construction of buildings.



Wildfire activity is becoming a more regular part of our natural environment in the West. Care should be taken in approving development on wildland edges to ensure defensible space is available in the event of a fire.

WATER MANAGEMENT

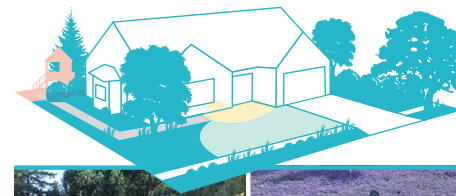
WATER CONSERVATION

Pleasant Grove's climate is semi-arid, seeing an average of 16.4 inches of precipitation per year, and temperatures ranging from -19 degrees F. to 104 degrees F. Historically, Utah Valley has enjoyed a generous water supply, thanks to early development of irrigation projects and significant water availability. As the City's population has increased, so has the demand on water resources. Ways to help reduce water demand include educating the public about prudent indoor use of water, and encouraging landscape design which is more water conserving and compatible with the natural landscape.

At present, most residential, commercial, and industrial landscaping in Pleasant Grove has been developed with water intensive non-native plants that require frequent watering through the summer months. In order to make the transition to more environmentally compatible landscapes, it is important to more widely use native and naturalized plants which are capable of providing shade and beauty with minimal water use. Many of these plants are as aesthetically pleasing as introduced varieties (often more so), but have not been widely planted in the urban landscape because of limited availability at local nurseries and the general public's unfamiliarity with their landscape potential. To encourage a switch, the City could develop and adopt a landscape ordinance which requires the use of water conserving landscapes and irrigation systems in all new multi-family, commercial, and industrial developments.

A further step would be the development of design guidelines to assist existing property owners in converting their landscapes to a more waterwise palette. Recognizing the value of climate-compatible species, and encouraging their more widespread use, will play a significant role in reducing the seasonal strain on Pleasant Grove's water delivery system. Involvement and education of the public is critical to the success of these policies, as they are the ultimate supporter and benefactor of these potential policies and therefore the focus of the need.

5. Planting Beds



- ☐ Fills and completes remaining areas
- ☐ Should be Utah-friendly, properly located, and watered efficiently

After a plan is made for the central open shape, gathering areas, activity zones, and paths, planting beds are used to fill the remaining areas.



Example from waterwise landscape design guidelines created by a Wasatch Front community

STORMWATER MANAGEMENT

Stormwater runoff is a water quality concern, especially in an urban environment. Runoff can pick up and carry litter, nutrients, bacteria, chemicals, sediment and other pollutants across land and through the storm drain systems to streams and lakes. In addition, concentrations of stormwater flow increase erosion, which impairs habitat. In Pleasant Grove, the primary sources of runoff pollution are generally related to landscape practices and the automobile, with both fertilizer and oil sludge making its way into the stormwater system.

In recent years, low impact development (LID) methods for managing stormwater have emerged which collect, treat, and slowly release stormwater runoff in a more sustainable way than more traditional methods. A wide range of LID solutions are available and should be evaluated for their effective use on a project to project basis. Many can be affordably applied to retrofitting existing systems. Among the list of potential LID facilities that might be considered for use in Pleasant Grove include:

- Vegetated green roofs
- Vegetated filter strips
- Bioretention cells
- Bioswales
- Pervious paving
- Infiltration basins
- Sand filters
- Constructed wetlands

While LID facilities are not discussed at length here, one practice particularly appropriate for application in the public right-of-way is bioretention cells. These are vegetated areas that retain and treat stormwater runoff from impervious areas such as rooftops, sidewalks, and streets. A healthy bioretention cell receives runoff from an upstream area, retains it, and infiltrates it before excess water runs off. Bioretention may have engineered subsurface layers to maximize runoff storage capacity and infiltrate or detain stormwater. In arid climates like Utah, bioretention design must be conscious of limited water supply. Bioretention is an effective, budget friendly option that may be readily implemented in park strips, traffic calming bulb-outs, medians, and other locations in Pleasant Grove.



Examples of LID stormwater facilities, which can serve double-duty by replacing lawn park strips with waterwise planting to conserve water while filtering stormwater runoff

AIR QUALITY

The state's Division of Air Quality regularly monitors air quality for six pollutants or classes of pollutants as established by federal standards: carbon monoxide (CO), lead (Pb), nitrogen dioxide (NO₂), ozone (O₃), particulate matter (PM), and sulfur dioxide (SO₂). The chief sources of air pollution in Pleasant Grove are particulate matter, ozone, carbon monoxide, and sulfur dioxide. Although dangerous levels of air pollutants seldom occur within the area, preventing increases in emissions and minimizing their impact is essential to quality living within the community. Some pollution sources may be controlled locally, while others may not. For example, increased industrial activity overseas and regional wildfires contribute significantly to PM and ozone pollution along the Wasatch Front. While these are beyond local control, efforts can be made locally to reduce emissions from local sources so as not to add to the problem.

Being located within a mountain valley creates significant air quality concerns for Pleasant Grove and the region, as the mountains act as a barrier to air mass flows. Inversions occur during winter months when normal temperature conditions (cool air above, warm air below) are inverted; inversions trap a dense layer of cold air under a layer of warm air, and along with it pollutants which are held near the valley floor. Consequently, when an inversion occurs, pollutants increasingly concentrate the longer the inversion lasts. In addition, inversions can be extended for many days when snow covers the valley floors and reflects sunlight needed to break the inversion. This allows pollution to continue to concentrate near the ground level. The physical geography and meteorological processes, when combined with pollutants, affect air quality.

Throughout most of the year, the majority of local pollution stems from vehicle emissions, as well as point sources from industrial buildings or older residential homes. As Pleasant Grove generally has few industrial pollution sources, the City can make the most impact on improving air quality by promoting alternative transportation modes as described in *Chapter 3*, reducing stop-and-go traffic in the City by revising intersection layouts and timing, providing electric vehicle infrastructure, educating homeowners on available programs to update home heating sources, and promoting a healthy urban forest as described in the following section.

URBAN FOREST

A healthy urban forest is an integral part of the city infrastructure and essential for the well-being of residents. There is a strong link between urban trees and improved physical and mental health. Trees provide an abundance of natural benefits, including:

- Removal of air pollution
- Control and cleansing of stormwater
- Reducing the urban heat island effect by providing shade
- Saving energy consumed in air conditioning costs
- Reducing crime
- Providing wildlife habitat
- Providing oxygen and good mental health
- Increased property values

Pleasant Grove has been designated by the Arbor Day Foundation as a “Tree City USA” for the past 26 years and has even branded itself as “Utah’s City of Trees.” Currently, the City’s beautification commission provides some educational material to the public on trees, while the City’s Parks and Recreation Department maintains most of trees which fill the parks and other City facilities. Many other trees on private property and in public rights-of-way are maintained by property owners and provide the aforementioned benefits to their respective neighborhoods.

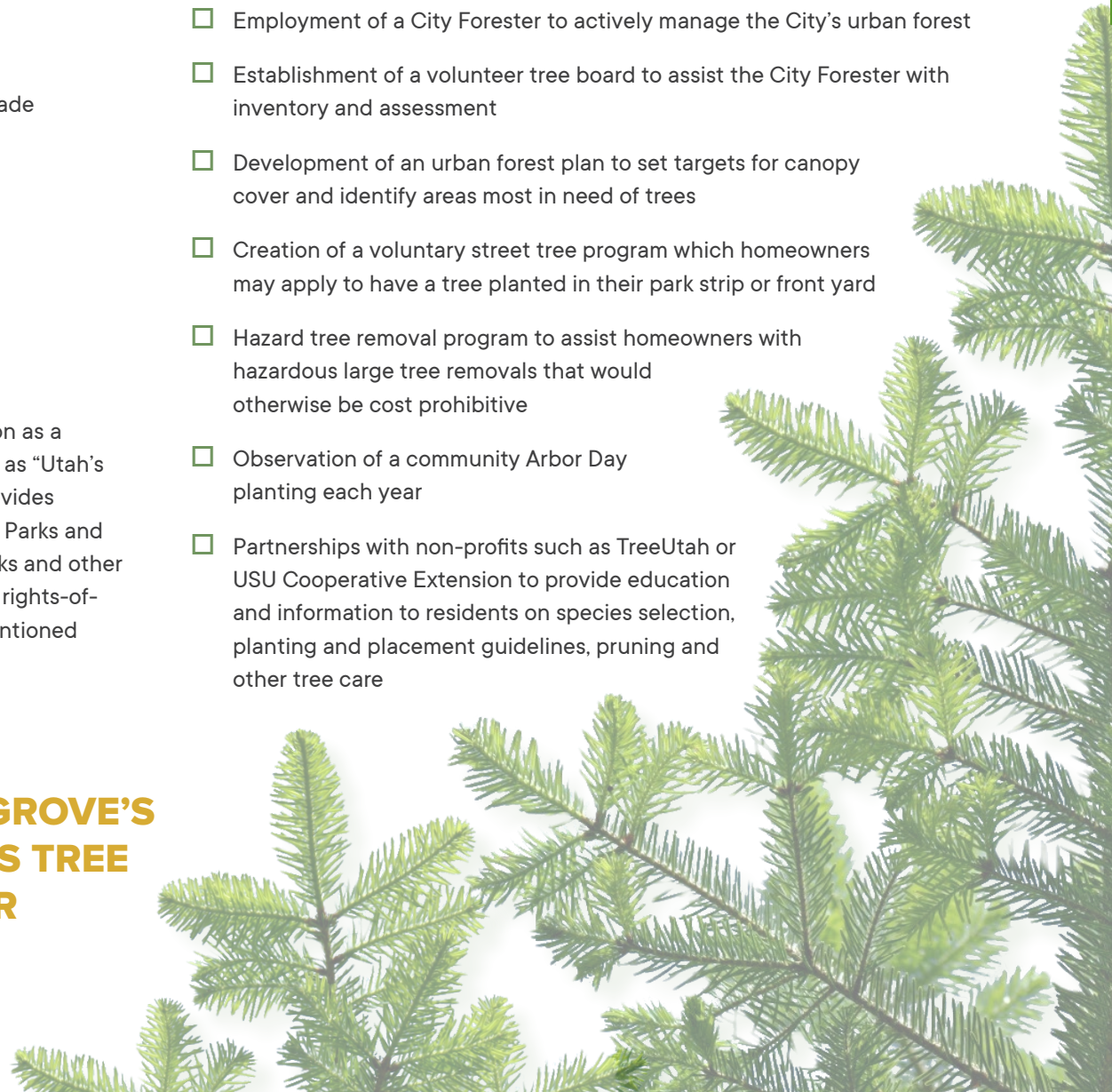
Still, many areas of Pleasant Grove lack trees. In fact, the City only has approximately a 13-percent canopy cover¹, which is considered low even for a semi-arid climate city (the ideal would be in the 20–25 percent range).

ONLY 13%
OF PLEASANT GROVE’S
LAND AREA HAS TREE
CANOPY COVER

¹ Based on data generated from USFS iTree Canopy tool

The urban forest must also be regularly assessed and managed to control disease/pest outbreaks, promote species diversity, remove hazard trees and plant new trees for future generations. As such, it is recommended that the City continue to invest in and expand its urban forestry program to meet these needs. Potential initiatives may include:

- Employment of a City Forester to actively manage the City’s urban forest
- Establishment of a volunteer tree board to assist the City Forester with inventory and assessment
- Development of an urban forest plan to set targets for canopy cover and identify areas most in need of trees
- Creation of a voluntary street tree program which homeowners may apply to have a tree planted in their park strip or front yard
- Hazard tree removal program to assist homeowners with hazardous large tree removals that would otherwise be cost prohibitive
- Observation of a community Arbor Day planting each year
- Partnerships with non-profits such as TreeUtah or USU Cooperative Extension to provide education and information to residents on species selection, planting and placement guidelines, pruning and other tree care



Goals, Strategies & Implementation Actions



ENVIRONMENT & RESOURCE MANAGEMENT

These goals and strategies have been formulated to guide development as it relates to the physical and environmental features of Pleasant Grove. By properly applying knowledge pertaining to terrain, water features, flood zones, soils, and geological formations, development can be tailored to enhance the existing environment as well as protect life and property.



GOAL 1 – PROTECT SENSITIVE AREAS SUCH AS HILLSIDES, WETLANDS AND RIPARIAN ZONES

STRATEGY 1.1: Discourage hillside development in areas where natural hazards such as landslides, slumping, or collapsible soils pose a significant risk to buildings and infrastructure.

- Action Item 1.1.1:** Require geotechnical reports in all hillside areas to determine the scope of any natural hazard that may be present and which mitigation measures are available.

STRATEGY 1.2: Protect critical habitats, including wetlands and habitat harboring endangered or threatened species, from development.

- Action Item 1.2.1:** Identify and catalog wetland areas and habitats for endangered or threatened species as defined by existing federal laws.
- Action Item 1.2.2:** Require all development to either fully mitigate the impacts on these habitats, or completely avoid development in identified sensitive habitats.

STRATEGY 1.3: Protect natural features and habitat associated with drainage corridors, including creeks and canals.

GOAL 2 – PROMOTE THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE BY MINIMIZING PUBLIC AND PRIVATE LOSSES DUE TO FLOOD CONDITIONS

STRATEGY 2.1: Eliminate or restrict uses which may result in an increase of erosion, flood heights, or flood velocities.

STRATEGY 2.2: Regulate the alteration of natural floodplains, stream channels, and natural protective barriers which help accommodate or channel floodwaters.

STRATEGY 2.3: Regulate filling, grading, and dredging activities that may increase flood damage.

STRATEGY 2.4: Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters, or which may increase flood hazards in other areas.

STRATEGY 2.5: Design the storm drainage system to handle 100-year storm runoff, taking into consideration requirements for build-out of the City.

GOAL 3 – AVOID OR MITIGATE EFFECTS OF NATURAL HAZARDS

STRATEGY 3.1: Undertake efforts through the development review process to substantially reduce adverse consequences of development by recognizing and appropriately addressing geologic hazards. Discourage development in potentially hazardous areas associated with hillside, liquefaction, or other geologic development constraints.

- Action Item 3.1.1:** Carefully delineate geologic hazards and determine appropriate locations for development through the development review process.

STRATEGY 3.2: Utilize a combination of development standards and public education to minimize wildfire danger.

- Action Item 3.2.1:** Promote public education and awareness of wildfire prevention and protection.
- Action Item 3.2.2:** Implement development standards such as access standards, non-combustible roofs, sprinklers, clear space, and other measures in areas prone to wildfire.

GOAL 4 – CONSERVE WATER

STRATEGY 4.1: Conserve water through landscaping practices.

- Action Item 4.1.1:** Review, develop, and amend City policies to encourage and/or require water-conserving landscape design and irrigation practices in new developments to the greatest extent possible.
- Action Item 4.1.2:** Adopt policies requiring the use of drought tolerant landscaping and native vegetation.
- Action Item 4.1.3:** Continue efforts to educate the public about water conservation practices and drought tolerant landscaping.

STRATEGY 4.2: Conserve water through efficient indoor usage practices.

- Action Item 4.2.1:** Require installation of water-efficient appliances and fixtures in all City-owned facilities.
- Action Item 4.2.2:** Provide educational materials to residents to inform them of water conserving options that can be applied within their homes. These options usually result in a cost savings over time through reduced water bills.
- Action Item 4.2.3:** Encourage waterwise behavior by all businesses and residents of the City.

STRATEGY 4.3: Include citizens in decision making on water policies by encouraging attendance at public meetings through cost effective mass communication methods.

- Action Item 4.3.1:** Provide continuing public information regarding water conservation through various media, including the city website, monthly newsletter, and the local news.
- Action Item 4.3.2:** Promote public involvement in major capital improvement decisions for water projects.

STRATEGY 4.4: Upgrade and meter the secondary irrigation system and implement reasonable water rate structures that encourage conservation.

GOAL 5 – PROTECT AND IMPROVE AIR QUALITY IN PLEASANT GROVE

STRATEGY 5.1: Reduce vehicular pollution.

- Action Item 5.1.1:** Promote and encourage transportation alternatives to the automobile, including mass transit, bicycling, walking, and car and van pooling.
- Action Item 5.1.2:** Pursue and adopt overall design standards to minimize the number of vehicle trips associated with new developments. Design approaches should encourage pedestrian traffic in commercial centers rather than strip developments that are more vehicle oriented.
- Action Item 5.1.3:** Encourage street and/or walking interconnectivity between adjoining neighborhoods during the review phase of new subdivisions and site plans.

STRATEGY 5.2: Support mixed-use pedestrian-oriented developments and active transportation choices to reduce reliance on automobiles, as outlined in the Land Use and Transportation elements of the plan.

STRATEGY 5.3: In manufacturing zones, pursue “clean” industrial development that is designed to have few, if any, particulate emissions.

STRATEGY 5.4: Reduce air pollution from residential structures within the City.

- Action Item 5.4.1:** Provide educational materials to residents to inform them of programs that can be applied within their homes to update heating sources and water heaters. These options usually result in a cost savings over time through reduced utility bills.

STRATEGY 5.5: Support the expansion of the urban forest through active tree planting and management to assist in mitigating air pollutants.

GOAL 6 – ACTIVELY WORK TO MANAGE AND EXPAND THE CITY’S TREE CANOPY

STRATEGY 6.1: Increase the urban forest canopy through active management of trees within the City.

- Action Item 6.1.1:** Appoint a City Forester to actively manage the City’s urban forest.
- Action Item 6.1.2:** Establish a volunteer tree board to assist the City Forester with inventory and assessment of trees within the City.
- Action Item 6.1.3:** Develop an urban forest plan to set targets for canopy cover and identify areas of the City most in need of trees.

STRATEGY 6.2: Involve the community in the management of the urban forest.

- Action Item 6.2.1:** Consider creating a voluntary street tree program which homeowners may apply to have a tree planted in their park strip or front yard.
- Action Item 6.2.2:** Consider a hazard tree removal program to assist homeowners with hazardous large tree removals that would otherwise be cost prohibitive.
- Action Item 6.2.3:** Engage residents in a community Arbor Day planting or similar event each year.
- Action Item 6.2.4:** Partner with non-profits such as TreeUtah or USU Cooperative Extension to provide education and information to residents on species selection, planting and placement guidelines, pruning and other tree care.



CHAPTER 8

PUBLIC SERVICES

Vision

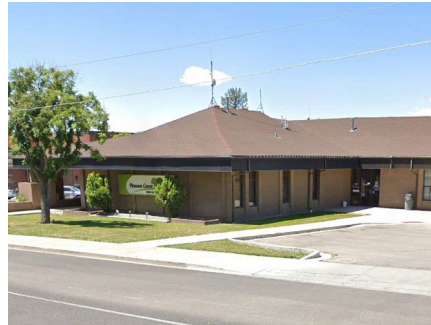
Pleasant Grove desires **adequate public services and utilities that provide for the current and long-term needs of the community**. The City, school district, and other utility and services providers will provide infrastructure and services to support emergency responders, cultural and educational needs, utilities, and the street network.

COMMUNITY SERVICES AND FACILITIES

A range of public and quasi-public services and facilities are required to keep the City running. Key services include law enforcement, fire protection, utilities, and garbage pickup. Key public facilities include City Hall, police and fire stations. The following is a description of the key public services and facilities provided in Pleasant Grove and an assessment of future needs.

CITY HALL

City Hall is located at 70 South 100 East and houses the City's administration and various department offices. The building was constructed in 1978, and although it has seen some updates since that time, it is limited in size and may warrant replacement in the future as the City's need for administrative space grows.



EMERGENCY SERVICES

The Pleasant Grove Police Department provides police services for the City and is headquartered in the recently constructed police building at 108 South 100 East along with the Pleasant Grove Justice Court. The Utah Highway Patrol has jurisdiction over Interstate-15, and partners with the Police Department, providing additional services to the community as needed.



The Pleasant Grove Fire Department is a professional, full-time department based out of a single recently constructed fire station located at 71 East 200 South, just south of City Hall. The Department provides both fire protection and paramedic emergency medical care.

For the near future, it is assumed that the police and fire departments have adequate facilities to meet demands, having new facilities completed in 2019. Pleasant Grove enjoys a relatively low crime rate and similarly low fire incident rate, but the demand for emergency services should be closely monitored as the City continues to grow, providing expansion of the departments as needed through staffing, equipment, or additional facilities.

MEDICAL SERVICES

Primary medical services for Pleasant Grove are primarily provided by the American Fork Hospital and its neighboring clinics located along North County Boulevard in American Fork. Regional and specialty services are also provided by hospitals in Orem and Provo. A number of additional services are provided by other private providers within the City, including private clinics, assisted living facilities, and other specialists.



LIBRARY

The Pleasant Grove Library, located at 30 East Center Street, was built in 1988 and provides the community with a variety of services, including access to books and digital media, internet access, and a variety of library-related programs and events. The facility also includes a community room, a literacy center, and hosts the Pleasant Grove Players theatrical group in the lower level. The library also enjoys partnerships with other libraries in Northern Utah County, allowing for interlibrary lending. This partnering allows the small library to extend its services without significant capital improvements, though as the City continues to grow, a facility rebuild or expansion may be necessary to accommodate increased demand.



SENIOR CENTER

The Jacobs Senior Center, serving city residents 60 and older, includes a kitchen, activity rooms for dining and social events, pool tables, and exercise facilities. The center serves meals five days a week, Monday through Friday, in partnership with Mountainland Association of Governments (MAG). A variety of programming and events are offered to seniors including parties, educational classes, recreation activities, and arts and crafts.

PIONEER MUSEUM

The City owns and maintains two historic properties on 100 East, the Old Town Hall and the Old Bell School, both of which have stood since the City's beginnings. The school is now host to the Pioneer Museum, which is operated by the Daughters of the Utah Pioneers and features a variety of historical artifacts.



PUBLIC SCHOOLS

The Alpine School District owns and operates seven public schools in Pleasant Grove to meet the educational needs of residents, as listed below:

- Central Elementary School | 95 North 400 East | K-6
- Grovecrest Elementary School | 1037 North 300 East | K-6
- Manila Elementary School | 1726 North 600 West | K-6
- Mount Mahogany Elementary School | 618 North 1300 West | K-6
- Valley View Elementary School | 941 East Orchard Dr | K-6
- Pleasant Grove Junior High School | 810 North 100 East | 7th-9th
- Pleasant Grove High School | 700 East 200 South | 10th-12th

It is anticipated that the City has sufficient public-school facilities for its needs, though the City should continue to coordinate with the school district to make sure that future growth demands are provided for. In addition to providing educational services, many school facilities provide important recreational and cultural opportunities to residents through use of school grounds and facilities. In many instances, these opportunities are made possible through partnerships between the City and school district, and should be maintained whenever possible.

INFRASTRUCTURE AND UTILITIES

Pleasant Grove City provides a variety of infrastructure and utility services to the community. Those utilities not supplied by the city are available through private utility operators, as described below.

STREETS

Public roads in Pleasant Grove are owned and maintained by the City and the Utah Department of Transportation (UDOT). Road construction and maintenance in the city are currently underfunded and struggle to keep up with immediate needs, as discussed in greater detail in *Chapter 3: Transportation and Streets*.

WATER

Pleasant Grove City provides culinary water to residents as supplied by high quality springs and well water. The water supply is very clean and require little treatment, though being a groundwater source is prone to contamination from pollutants at the ground surface. The City regularly provides information to residents about protecting the water supply in its monthly newsletter.

Since 2007, secondary irrigation water has also been available to most of the City's residents, with the exception of areas southwest of State Street. This water is sourced from the Provo River and made available for use each May. Currently, the water is unmetered and the system relies on a city-wide watering schedule to operate efficiently. Under new state legislation, the secondary system will require upgrading to include metering of the system in an effort to promote water conservation. It is also recommended that secondary water service be expanded to include areas of the City which do not currently receive it, in order to preserve culinary water for drinking use.



SEWER

Pleasant Grove City administers sanitary sewer service under the authority of the Timpanogos Special Service District to city residents. Sewage is treated at the Timpanogos Wastewater Treatment Facility located southwest of the city. The sewer infrastructure is in good condition overall, although some areas may need to be upgraded as additional development increases the city sewer demands.

GARBAGE COLLECTION

Collection services for residential and commercial trash and recycling are contracted by Pleasant Grove City through Republic Services. A transfer station operated by Utah County is available in Lindon for additional waste drop-off. The City also hosts a Clean-Up Days event in the fall with dumpsters available for residents to dispose of garbage and green waste.

COMMUNICATIONS

Internet, phone and television services in the city are offered by CenturyLink, Comcast, and the Utah Telecommunication Open Infrastructure Agency (UTOPIA), a group of eleven cities in the state that have partnered to provide a high-speed fiber network for residents and businesses.

ELECTRICITY

Rocky Mountain Power, a private utility, supplies electricity to residents and businesses in Pleasant Grove.

NATURAL GAS

Dominion Energy, a private company, supplies natural gas to residents and businesses in Pleasant Grove.

RECOMMENDATIONS

Public services and facilities are important elements of Pleasant Grove's community structure. Each should be actively managed by its responsible department and the City should support expansion of services as required by continued growth and development. Comprehensive department and infrastructure planning for short- and long-term horizons is recommended to ensure the City meets current infrastructure and services needs and has strategies in place for the impacts that will come with additional growth. The City should continue to coordinate with county, state, federal and other partners to ensure potential issues are addressed comprehensively and holistically.

APPENDIX A

DEMOGRAPHICS

DEMOGRAPHICS

HISTORIC POPULATION

The US Census Bureau’s Decennial Redistricting Data (“DEC”) report Pleasant Grove City (“City”) has experienced an average annual growth rate (“AAGR”) in population of 1.19 percent from 2010 through 2020. This growth is lower than Utah County at 2.47 percent and the State of Utah at 1.70 percent. The City has grown by approximately 4,217 persons which represents 2.95 percent of total growth within Weber County. Using 2010 through 2020 American Community Survey (“ACS”) 5-year estimates and the Census Bureau’s population estimate (“PEP”) for 2021, the table below shows a comparison of neighboring communities.

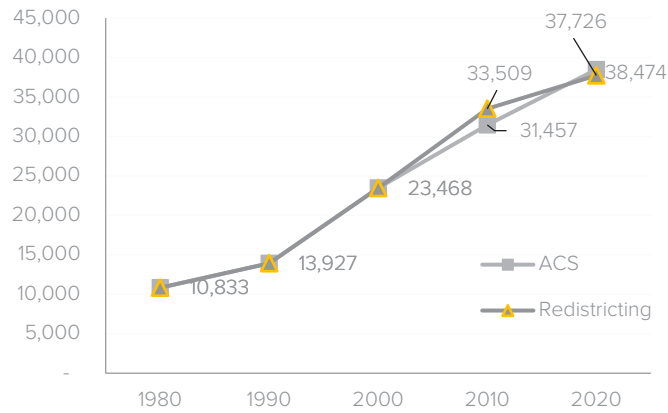
TABLE A.1: COMPARISON CITY POPULATION & AAGR

	2010	2011	2012	2013	2014	2015	2016	2017
Alpine	9,061	9,333	9,522	9,704	9,856	9,986	10,129	10,197
American Fork	25,370	25,930	26,347	26,935	27,366	27,799	28,127	28,507
Eagle Mountain	17,892	19,498	21,106	22,358	23,468	25,037	26,219	27,773
Highland	14,081	14,789	15,425	15,997	16,491	17,030	17,544	17,952
Lehi	42,047	44,608	47,180	49,804	51,982	54,079	56,314	58,351
London	9,698	9,937	10,093	10,282	10,434	10,552	10,686	10,761
Orem	86,849	88,112	88,820	89,724	90,485	91,697	93,220	94,420
Pleasant Grove	31,457	32,565	33,330	34,010	34,858	35,771	36,678	37,439
Provo	110,201	111,940	113,105	114,179	114,804	115,345	115,718	116,199
Saratoga Springs	14,696	16,108	17,902	19,508	21,061	22,532	24,088	25,671
Vineyard	192	161	194	177	421	901	1,673	2,958
Utah County	486,067	502,465	516,571	529,262	540,425	551,957	564,177	576,496
State of Utah	2,657,236	2,715,379	2,766,233	2,813,673	2,858,111	2,903,379	2,948,427	2,993,941

	2018	2019	2020	2010 – 2020 AAGR (ACS)	2010 (DEC)	2020 (DEC)	2010 – 2020 AAGR (DEC)	2021 (PEP)
Alpine	10,430	10,477	10,509	1.49%	9,555	10,251	0.71%	10,359
American Fork	29,384	30,399	31,636	2.23%	26,263	33,337	2.41%	34,422
Eagle Mountain	29,919	32,412	35,431	7.07%	21,415	43,623	7.37%	49,738
Highland	18,362	18,726	19,012	3.05%	15,523	19,348	2.23%	19,611
Lehi	61,508	64,006	66,980	4.77%	47,407	75,907	4.82%	79,978
London	10,826	10,912	11,072	1.33%	10,070	11,397	1.25%	11,709
Orem	95,428	96,725	97,883	1.20%	88,328	98,129	1.06%	97,861
Pleasant Grove	38,066	38,380	38,474	2.03%	33,509	37,726	1.19%	37,949
Provo	116,146	116,403	116,886	0.59%	112,488	115,162	0.24%	114,084
Saratoga Springs	27,347	29,161	31,273	7.84%	17,781	37,696	7.80%	44,164

	2018	2019	2020	2010 – 2020 AAGR (ACS)	2010 (DEC)	2020 (DEC)	2010 – 2020 AAGR (DEC)	2021 (PEP)
Vineyard	4,873	7,103	8,628	46.31%	139	12,543	56.87%	14,025
Utah County	590,440	605,490	621,506	2.49%	516,564	659,399	2.47%	684,986
State of Utah	3,045,350	3,096,848	3,151,239	1.72%	2,763,885	3,271,616	1.70%	3,337,975

FIGURE A.1: HISTORIC POPULATION



POPULATION STATISTICS 2010-2020

PLEASANT GROVE

AVERAGE ANNUAL GROWTH = 1.19%

TOTAL INCREASE = 4,217

% OF COUNTY INCREASE = 2.95%

UTAH COUNTY

AVERAGE ANNUAL GROWTH = 2.47%

TOTAL INCREASE = 142,835

% OF STATE INCREASE = 28.13%

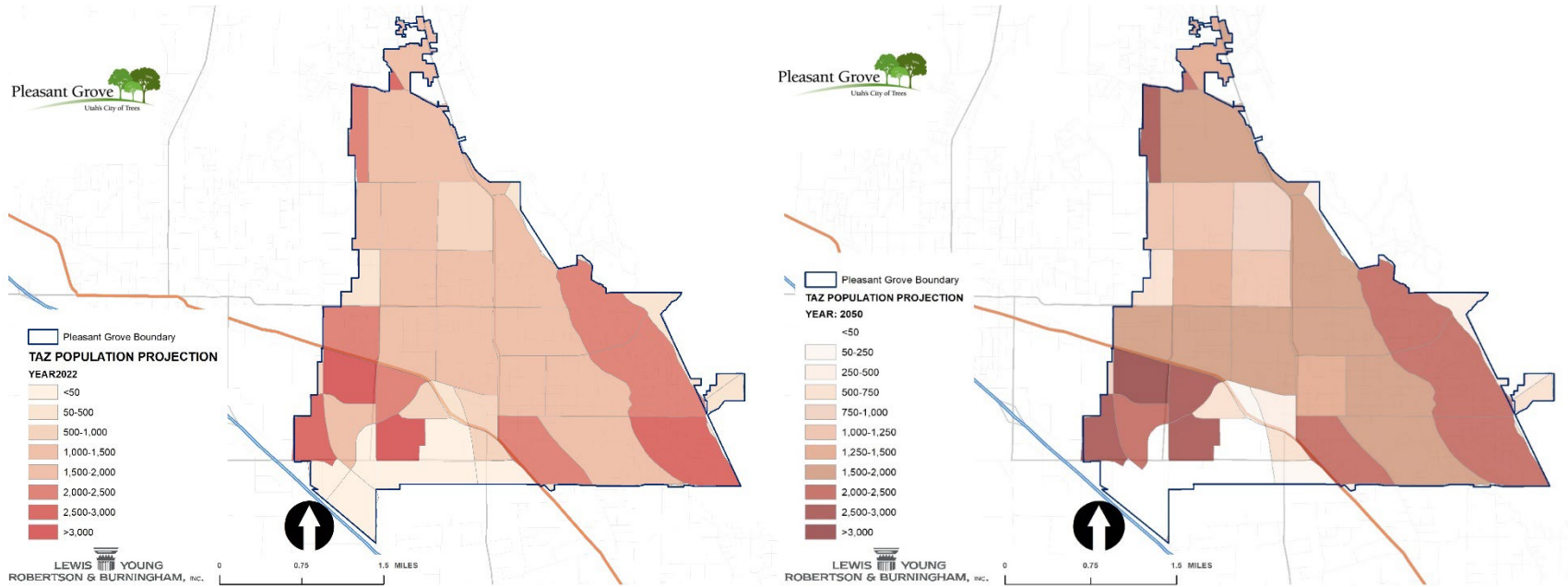
STATE OF UTAH

AVERAGE ANNUAL GROWTH = 1.70%

TOTAL INCREASE = 507,731

POPULATION PROJECTION

FIGURE A.2: PLEASANT GROVE PROJECTED GROWTH



While the TAZ projections start higher than the census estimate of 38,721 in 2022, the AAGR utilized in the TAZ data from 2020 to 2050 is 0.31 percent whereas the Census Bureau AAGR is 1.99 percent from 2020 to 2050. In 2030, the population estimates from the Census Bureau and the TAZ data diverge by 234 residents as shown in **Table A.2 and A.3.**

TABLE A.2: POPULATION PROJECTIONS

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	AAGR
Census Bureau	37,726	37,949	38,721	39,508	40,312	41,132	41,969	42,822	43,693	44,582	45,489	1.99%
TAZ	43,440	43,815	44,274	44,652	45,100	45,413	45,699	45,833	45,750	45,691	45,723	0.31%
Variance	(5,714)	(5,866)	(5,553)	(5,144)	(4,788)	(4,281)	(3,730)	(3,011)	(2,057)	(1,109)	(234)	

AGE

The City's demographics relative to age have shifted from 2010 to 2020. 2020 data illustrates a concentration in the 10 to 24 and 35 to 85 years of age categories. Noticeable shifts occurred in the age brackets of under 5 to 9 years of age and 25 to 34 as illustrated in **Figure A.3**. A comparison of the median age illustrates city residents are older than the County and younger than the State on average.

FIGURE A.3: AGE DISTRIBUTION

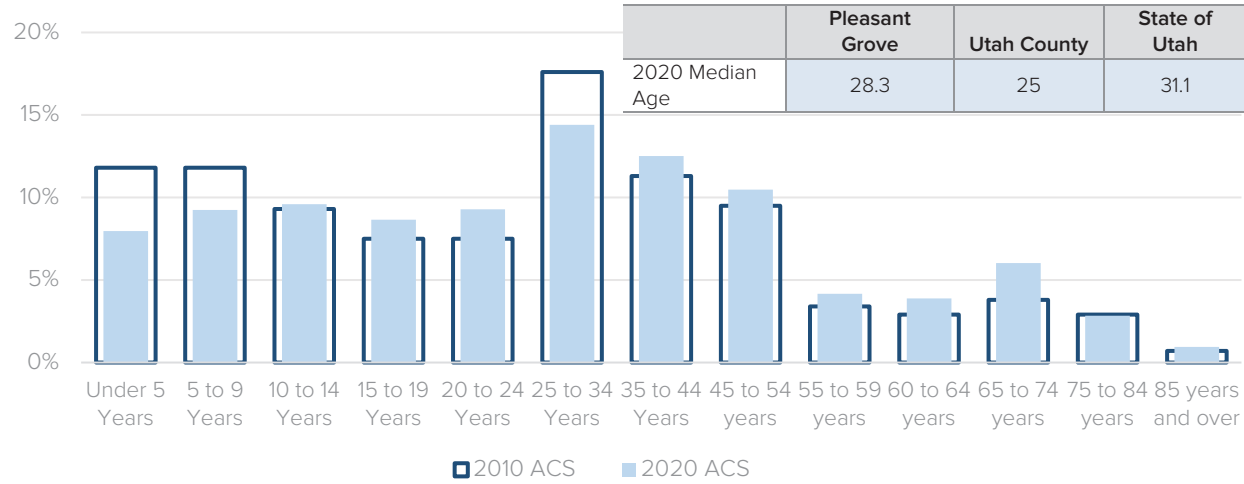


FIGURE A.4 AGE DISTRIBUTION BY GENDER 2020

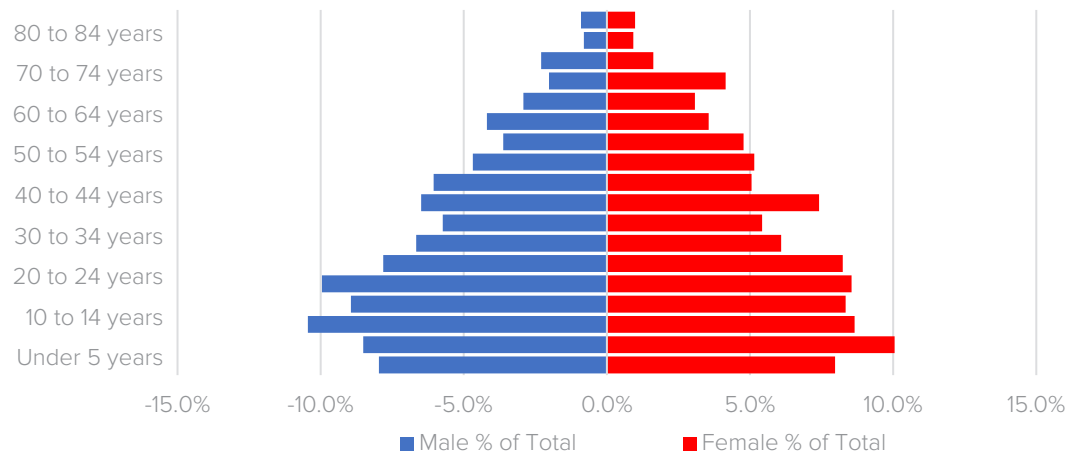
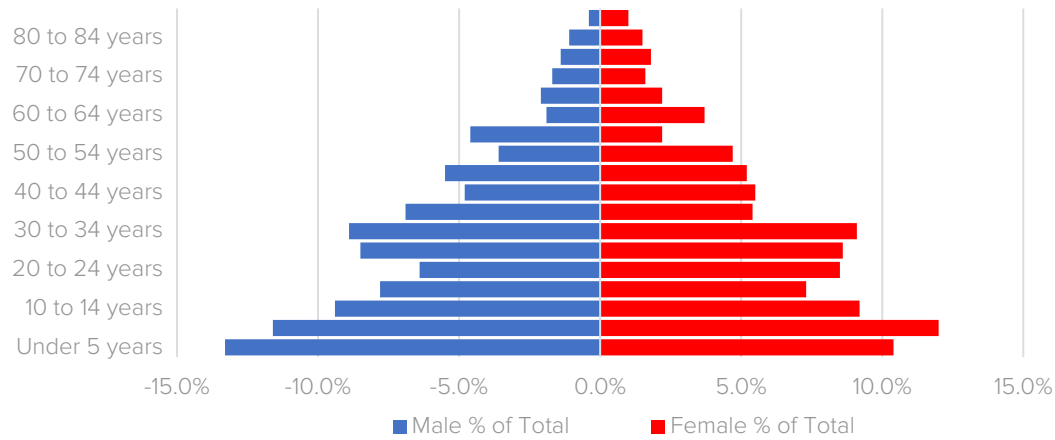


FIGURE A.5 AGE DISTRIBUTION BY GENDER 2010



HOUSEHOLDS

The total number of households in Pleasant Grove as of the US Census Bureau’s 2020 Redistricting Data is 11,388. Of the total housing units, 97.3 percent are occupied with 2.7 percent unoccupied. Utah County has approximately 95.84 percent housing occupancy rate, compared to the State at 91.82 percent. The 2020 US Census Bureau American Community Survey reports that the City has 12,063 housing units in total while TAZ estimates the total number of households as of 2020 as 13,092.

RESIDENTIAL BUILDING PERMITS AND NEW COMMERCIAL VALUATION

The Kem C. Gardner Policy Institute tracks building permit activity across the State and maintains the Ivory-Boyer Construction Database. Pleasant Grove showed a rebound from the 2008-2011 recessionary conditions, with residential permit activity high in 2013 and staying fairly constant from 2018 to 2020. Due to Utah's housing crisis, residential value spiked in 2021 despite only having a new dwelling unit increase of 129 from 2020. The City saw extensive commercial development in 2013, and 2017 to 2018; otherwise, commercial improvements remained fairly constant as shown in **Figure A.7**.

FIGURE A.6: RESIDENTIAL VALUE AND DWELLING UNITS

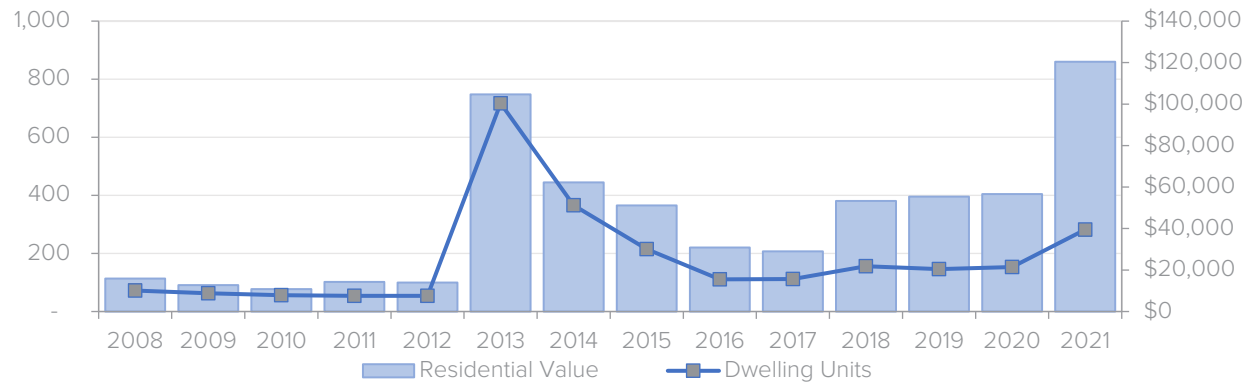
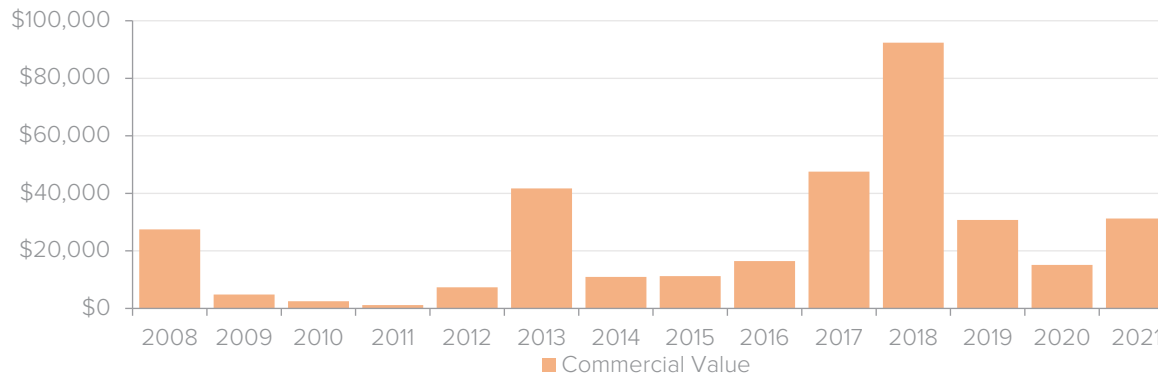


FIGURE A.7: NEW COMMERCIAL VALUE



INCOME

The Utah median adjusted gross income (MAGI) represents an individual's total gross income minus specific tax deductions. **Figure A.8** illustrates the historic MAGI and corresponding increase. As of 2020, the Utah State Tax Commission reports Pleasant Grove's MAGI was \$59,500. The Pleasant Grove MAGI was slightly higher than Utah County's \$58,900. The State MAGI according was slightly lower than the City and County at \$51,562.

FIGURE A.8: MAGI

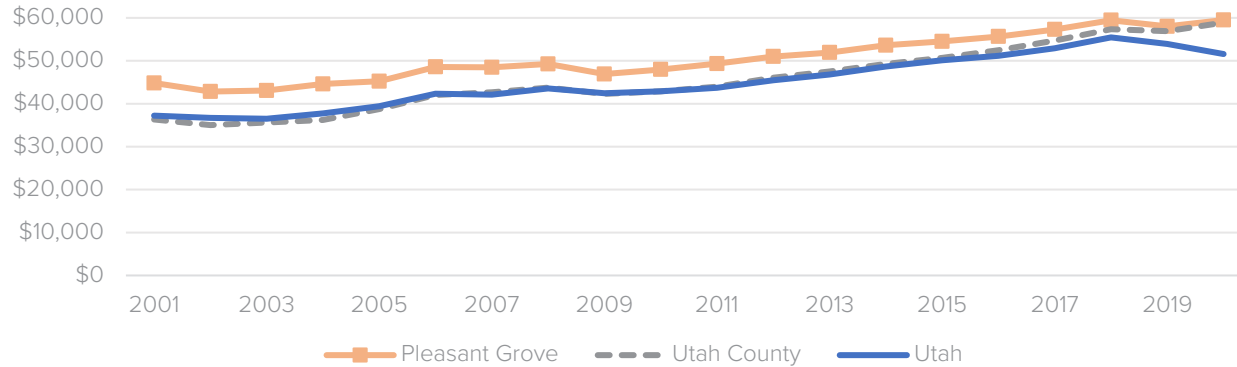
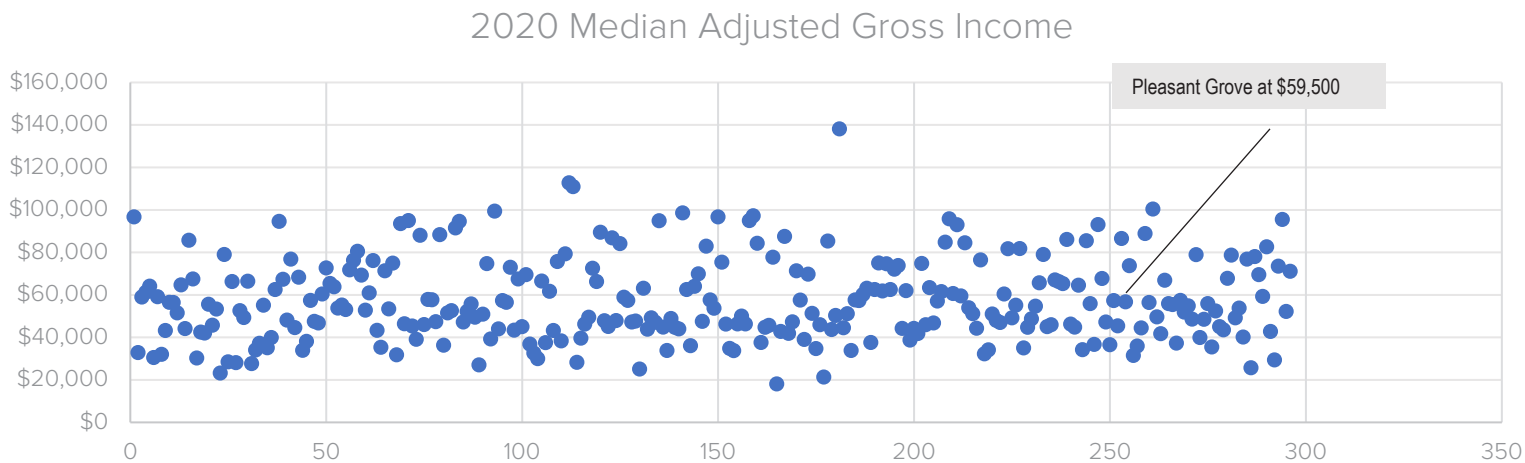


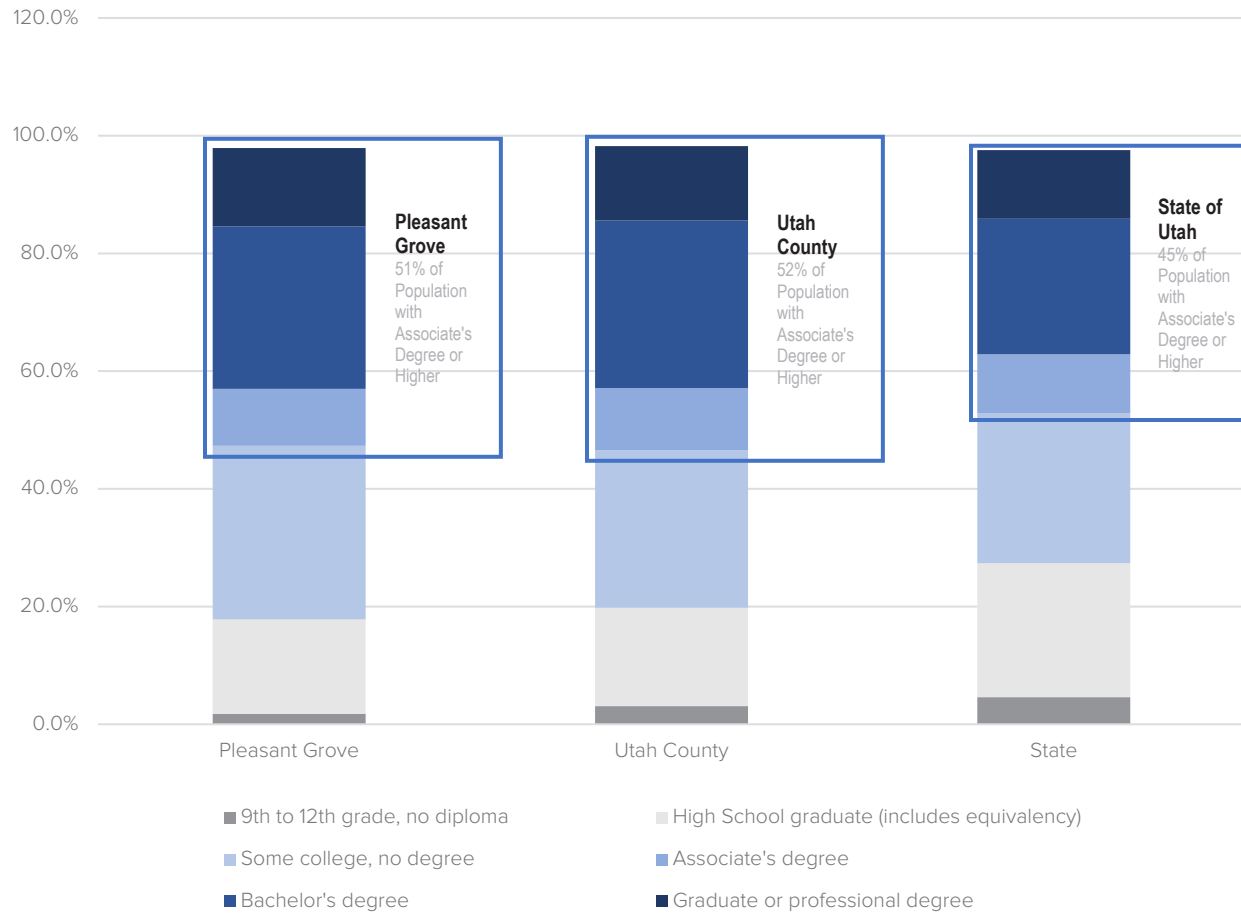
FIGURE A.9: UTAH CITIES MAGI



EDUCATION

According to the US Census ACS 2016-2020 five-year estimates, approximately 51 percent of Pleasant Grove's population 25 years and older has an associate degree or higher, compared to Utah County with 52 percent and the State of Utah at 45 percent.

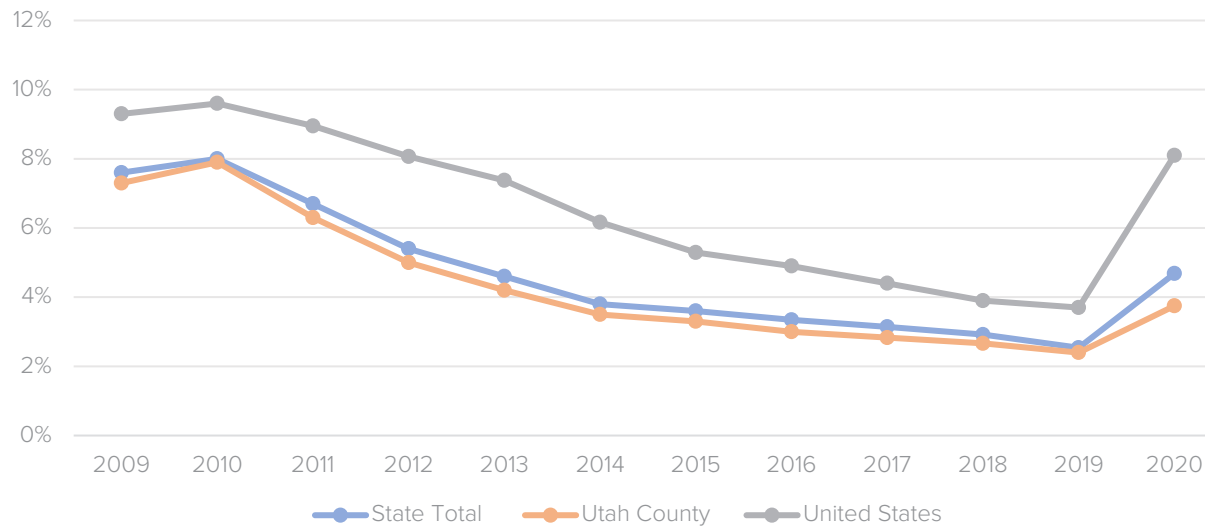
FIGURE A.10: EDUCATION ATTAINMENT



EMPLOYMENT

The Utah Department of Workforce Services' 2020 Annual Report indicates the unemployment rate in Utah County was 3.7 percent as shown in **Figure A.9**. This is much lower than the national average unemployment rate of 8.1 percent. The State of Utah's unemployment rate is more favorable at 4.7 percent. As of August 2022, the unemployment rate in Utah County was 1.8 percent as compared to Utah at 2.0 percent and the United States at 3.7 percent.

FIGURE A.11: UNEMPLOYMENT



TAZ PROJECTIONS

TABLE A.3: WFRC FRUIT HEIGHTS TAZ PROJECTIONS

NAME	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Population	43,440	43,815	44,274	44,652	45,100	45,413	45,699	45,833	45,750	45,691	45,723	45,795	46,043	46,180	46,385
Households	13,092	13,268	13,450	13,610	13,815	13,995	14,154	14,243	14,352	14,453	14,533	14,660	14,830	14,958	15,069
All Jobs	19,064	19,604	19,910	20,507	20,316	20,607	20,834	20,860	21,604	21,557	22,109	22,769	22,401	22,585	23,424

Source: WFRC TAZ Data

TABLE A.3: WFRC FRUIT HEIGHTS TAZ PROJECTIONS CONTINUED

NAME	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Population	46,639	46,806	47,033	47,104	47,151	47,237	47,255	47,239	47,327	47,565	47,686	47,708	47,623	47,695	47,689	47,647
Households	15,181	15,277	15,382	15,447	15,496	15,552	15,606	15,656	15,732	15,801	15,873	15,909	15,956	15,999	16,031	16,053
All Jobs	22,931	23,475	23,489	23,711	24,714	24,538	25,292	25,677	26,039	25,882	26,524	27,164	26,882	27,258	27,555	28,033

Source: WFRC TAZ Data



APPENDIX B

PUBLIC ENGAGEMENT SUMMARY

OVERVIEW

PUBLIC ENGAGEMENT

PUBLIC ENGAGEMENT EFFORTS

Beginning in March 2022, public engagement efforts for the *Growing Together: Pleasant Grove General Plan* update have included:

- **A public open house** held on March 31, 2022.
 - Attended by 40–50 individuals
- **A Social Pinpoint online engagement** map and questionnaire made available to the public throughout the month of April.
 - 4,934 total visits, 1,792 unique users
 - 217 map comments, 391 survey responses
- **A project website** housing project information, public comment forms, project updates, and additional opportunities to stay informed and engaged.
 - 54 submitted comments

ANALYSIS METHODOLOGY

The 662 comments received through the Social Pinpoint interactive map and questionnaire and the project website were reviewed and used to identify a total of nine public planning priority categories for Pleasant Grove. In order to quantify public feedback, each of the nine categories were assigned a numerical identifier and divided into sub-issues.

As an example, Operations & Maintenance was identified as one of the top planning priorities and assigned the 100 series” numerical identifier. Under Operations & Maintenance 10 sub-issues were identified and given a corresponding number within the 100 series (101, 102, 103, etc.). If a comment mentioned potholes, for example, the sub-issue of “road needs resurfacing/ maintenance” (101) would be assigned to the comment. If at it’s core, a comment mentioned more than one sub-topic, such as “a desire for a splash pad/ indoor pool” (code 704), up to four codes could be assigned per comment. In total, there were 1,523 unique codes or “topic mentions” identified during the review process.

SUMMARY

PUBLIC PLANNING PRIORITIES

SUMMARY OF TOP PRIORITIES

Parks, Recreation, and Trails | 303 Mentions

Ranking as the number one public planning priority, the topic of parks, recreation, and trails was mentioned over 303 times. Many residents express a love for existing trails and a desire for either more parks, open space, trails, and recreational amenities, or improvements to existing amenities. Many residents feel that more recreational opportunities will help to accommodate growth and provide equitable access to everyone.

Economic Development | 258 Mentions

Economic development was the second public planning priority with over 258 mentions. Residents are concerned with the current tax base and many comments highlight the importance of fiscal responsibility. Residents want strategies that increase business diversity and reduce barriers to small businesses. The revitalization of Pleasant Grove's historic downtown is seen as both a challenge and opportunity to economic development.

Operations & Maintenance | 256 Mentions

A close third, the topic of operations and maintenance (O&M) was mentioned over 256 times. 68% of O&M comments are targeted towards road resurfacing and maintenance. In addition to roads, residents want to see well maintained sidewalks, parks, trails and recreational facilities. Without a clear and strategic capital asset management plan, residents fear that unregulated growth and development will put an even greater strain on existing infrastructure.

Transportation & Traffic Circulation | 255 Mentions

Transportation and traffic circulation ranks within the top four priorities with 255 mentions. Residents are primarily concerned with heavy traffic congestion, dangerous or confusing road design, poor or non-existing pedestrian and cyclist infrastructure (especially for children walking to school), and walkability.

SUMMARY OF TOP PRIORITIES CONTINUED

Land Use | 216 Mentions

Of the 216 mentions of land use, 76% are concerns related to high density housing and unregulated growth and development. Most residents prefer large or small-lot, single-family homes to accommodate current and future growth. A small number of comments support multi-family housing, mixed-use developments, “upzoning”, and implementing smart-growth principles. Aside from density concerns, a number of land use comments highlight the importance of protecting open space as the community grows.

Culture, Character, Heritage & Arts | 150 Mentions

There are approximately 150 comments that mention the topic of community culture and character. Many residents feel that Pleasant Grove’s community character feels threatened and is in need of protection. Residents express a desire to preserve or restore historic structures, trees, and community artifacts. A number of residents also desire a performing arts building, community center, larger library, or access to more cultural programs and classes.

Public Services & Utilities | 50 Mentions

Of the 50 mentions of public services and utilities, 26% are concerns that fees are too high and city services are becoming unaffordable. 20% express a desire for fiber internet or better call services. The remainder of comments are requests for public services and utilities such as better street lighting, green waste and compost, more elementary schools, greater police enforcement, and resources for seniors and those with lower incomes.

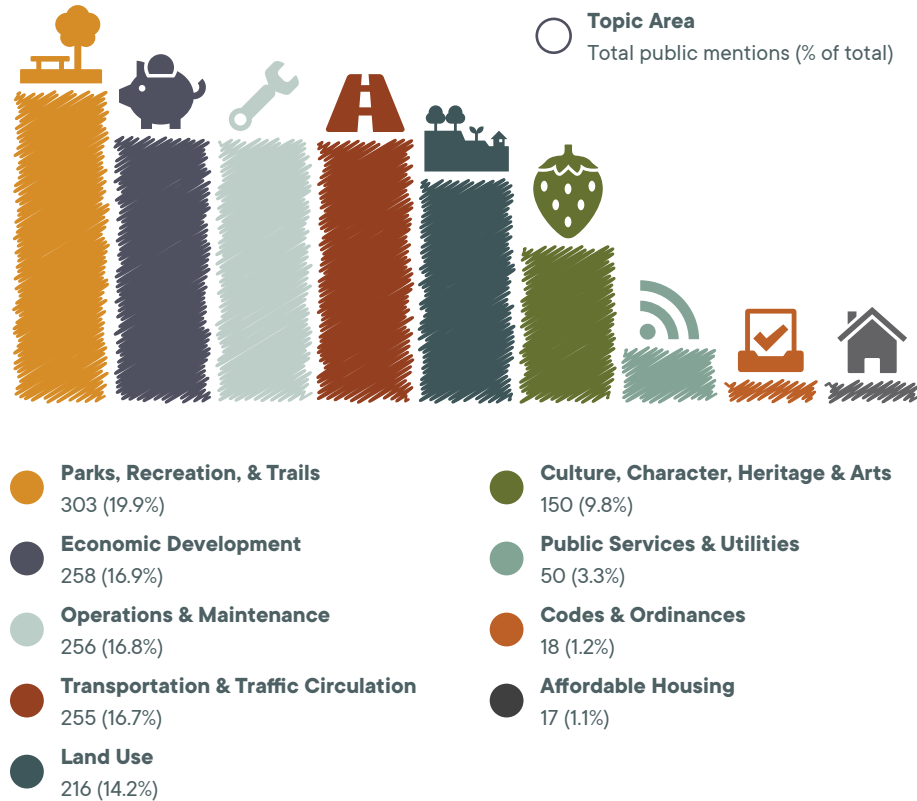
Codes & Ordinances | 18 Mentions

Comments touching on codes and ordinances are primarily code enforcement concerns (noise, zoning, nuisance violations, etc.) or desires for improved policies and standards (lighting, water conservation, etc.)

Affordable Housing | 17 Mentions

Affordable housing comments came primarily from the Social Pinpoint questionnaire and while they are few in number, 88% mention a need for more practice, affordable housing options — especially for young families.

Ranking of top public planning priorities



Top 20 SUB-issues by mention frequency	Mentions
Encourage more business diversity/options and draws for locals and visitors (retail, food, small business)	194
Roads need resurfacing/maintenance	174
Concerns with higher density housing/unregulated growth and development	164
Desire for a splash pad or indoor pool	105
Heavy vehicle traffic or congestion concerns	68
Desire for more parks, open space, or green space to accommodate population growth/improve access	52
Community character feels threatened/ needs protection	47
Love for existing trails and facilities (Valley Vista, Murdock Canal)	45
Dangerous/confusing road design or desire for road design improvements	43
Sidewalks or crosswalk needed	34
Pedestrian safety concerns/kids walking to school safely	33
Historic preservation and restoration (structures, trees, commemoration of historic events)	30
Main Street/ Downtown revitalization	29
Desire for improved fiscal responsibility	28
Parks/ recreational facility in need of maintenance or updates	26
Desire for better walkability/connectivity/public transportation	26
Desire for a performing arts building/ community center/ larger library/ community programs or classes	26
Speeding cars	24
Need for multi-family housing, mixed-use developments, "upzoning", and implementing smart-growth principles	21
Desire to protect open/ green space	20

SUMMARY

PUBLIC OPEN HOUSE

PUBLIC OPEN HOUSE

The public open house provided opportunities for participants to weigh-in on important community development topics including: land use, housing, economic development, community amenities, transportation, and more.



Open House Takeaways

- Participants generally enjoy living in Pleasant Grove due to the friendly community atmosphere.
- Participants generally desire more amenities in town related to things to do such as restaurants, an indoor pool, boutique shopping, entertainment, parks, etc. (especially in the downtown area).
- Housing types with the most support include mixed-use above retail, Single Family $\frac{1}{4}$ - $\frac{1}{2}$ acre lots, and townhomes and rowhouses.
- Participants generally desire more complete streets with shared mobility including sidewalks, bike paths/ lanes, and street trees.
- Participants generally desire more recreational amenities that serve the whole community including a splash pad, amphitheater, destination playground, community gardens, and rodeo seating.

SUMMARY

SOCIAL PINPOINT

SOCIAL PINPOINT ONLINE ENGAGEMENT

Social Pinpoint is an online engagement tool which was used to gather public feedback via an interactive map and digital survey. Using the interactive map, participants were able to comment on things they like, provide ideas and suggestions, indicate concerns, and “up-vote” or “down-vote” each other’s comments. In addition to the interactive map, participants were encouraged to complete a short questionnaire. In total, the map received 217 comments and the survey received 391 responses.

Location-based comments breakdown



LOCATION-BASED COMMENTS

Likes, Suggestions, & Concerns

What do people like?

- Existing trails (Valley Vista/ Murdock Canal Trail)
- Road improvements
- New businesses/ business diversity

What are the main ideas & suggestions?

- Improved local amenities, parks, and recreational opportunities
- Transportation and traffic circulation improvements
- Efforts to preserve historic elements and community character

What are the main concerns?

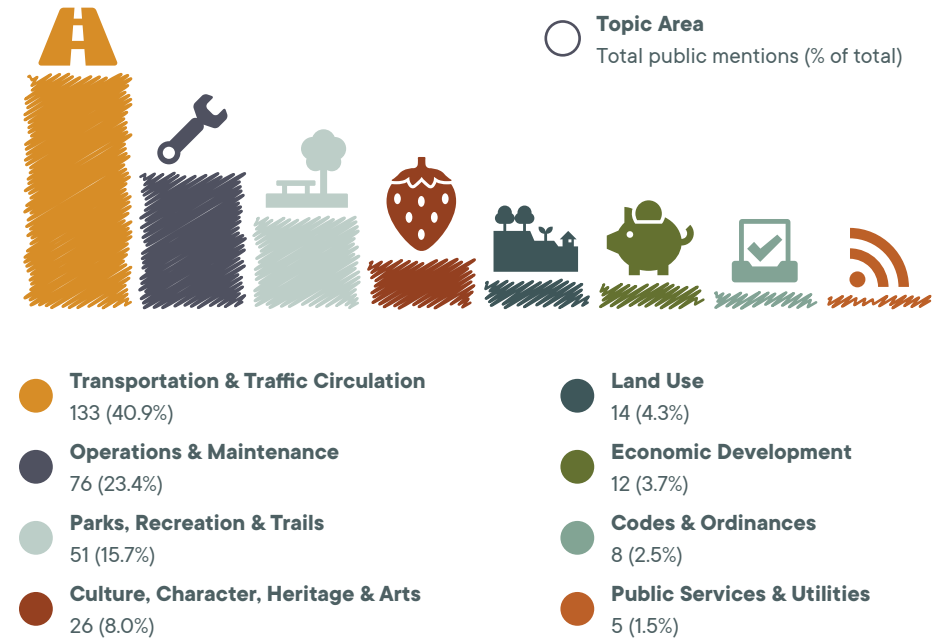
- Roads need resurfacing/ maintenance
- Dangerous or confusing road design/ road design improvements
- Pedestrian safety/ children walking to school safely/ need for sidewalks and crosswalks
- Heavy vehicle traffic or congestion
- Traffic speed control

LOCATION-BASED COMMENTS CONTINUED

Top 5 Comments by vote	Score
Are there plans to add an indoor pool to the PG Rec Center? That would be amazing!!	49
If this agricultural land [3300 N & 900 W] is ever re-zoned, restrict it to single family residential, no high density housing. It would also be nice to preserve the silos as a landmark of some kind.	43
This exit [-15 and PG Boulevard] could be improved. Too often there are people stopped to turn right when there are two separate signs indicating that it isn't required. A concrete island to separate the right hand turn that makes it clear the lane continues and a green arrow that's always on would significantly improve traffic getting off the freeway.	43
The roads need to be resurfaced on 900 W, 3300 N and 2600 N. There are so many potholes and divets you can't drive in a straight line.	37
The city has no splash pad! I think a splash pad would be a great addition to the rec center	36

Top 10 Sub-issues by mention frequency	Mentions
Roads need resurfacing/maintenance	55
Dangerous/confusing road design or desire for road design improvements	31
Pedestrian safety concerns/kids walking to school safely	24
Heavy vehicle traffic or congestion concerns	23
Sidewalk or crosswalk needed	18
Traffic speed control	15
Desire for more parks, open space, or green space to accommodate population growth/improve access	13
Historic preservation and restoration (structures, trees, commemoration of historic events)	10
Concerns with higher density housing/unregulated growth and development	9
Desire for a dog park	8

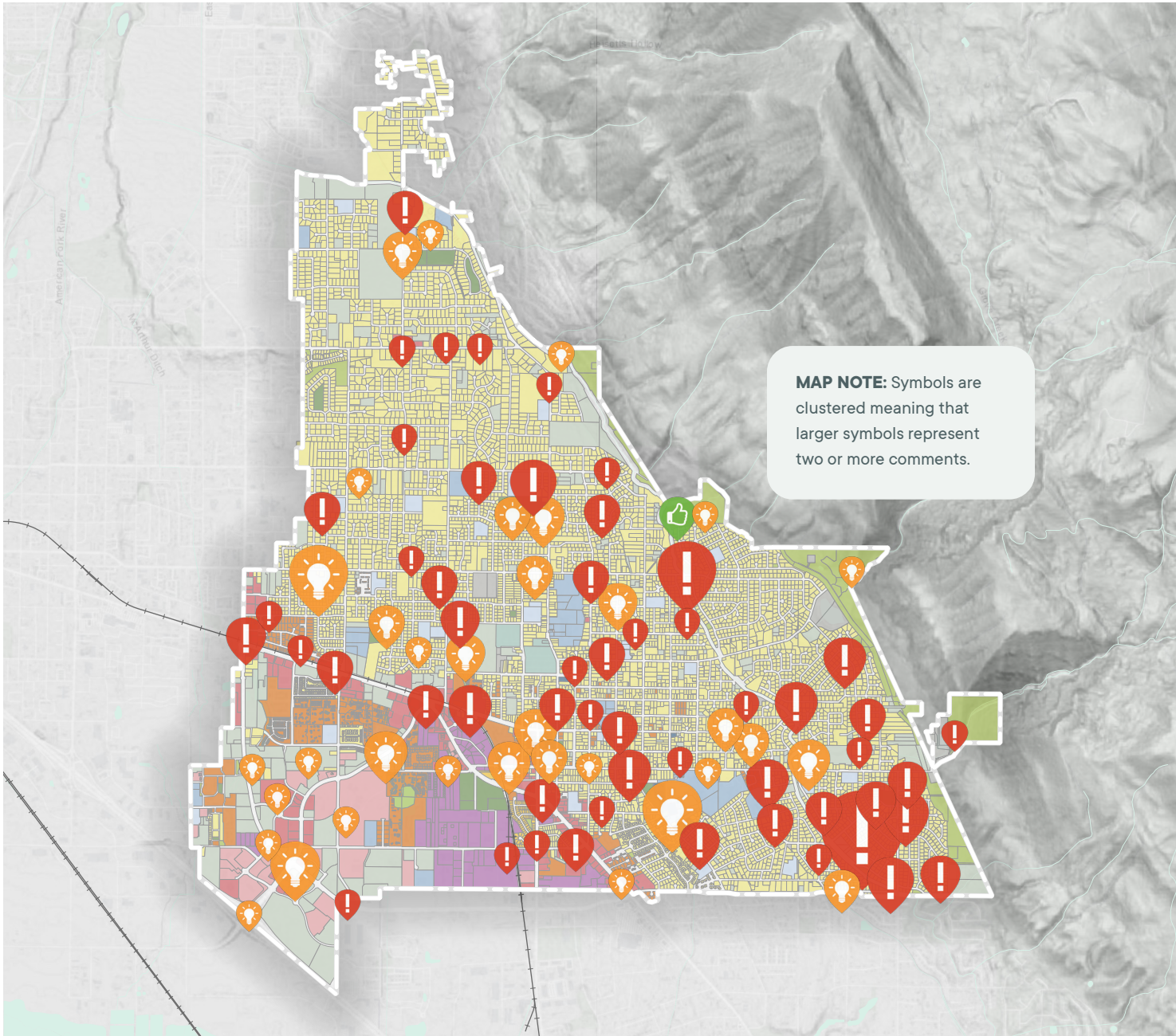
Ranking of top planning priorities from location-based comments



“Can I just say how awesome the Murdock Canal Trail is! I really appreciate how well maintained it is, the water fountains, pavilions, and bike repair stations!”



217 Location-Based Public Comments



MAP NOTE: Symbols are clustered meaning that larger symbols represent two or more comments.

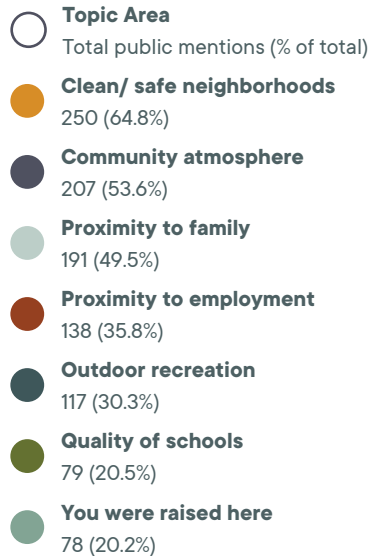
- I Like This
- I have a Concern
- Ideas and Suggestions
- City Boundary
- Single-Family Residential
- Manufactured Homes
- Multifamily Residential
- Mixed-Use
- Commercial
- Office
- Industrial/ Manufacturing
- Civic
- Educational
- Religious
- Cemetery
- Park
- Open Space
- Vacant or Agricultural
- Utilities

0 0.5 Miles

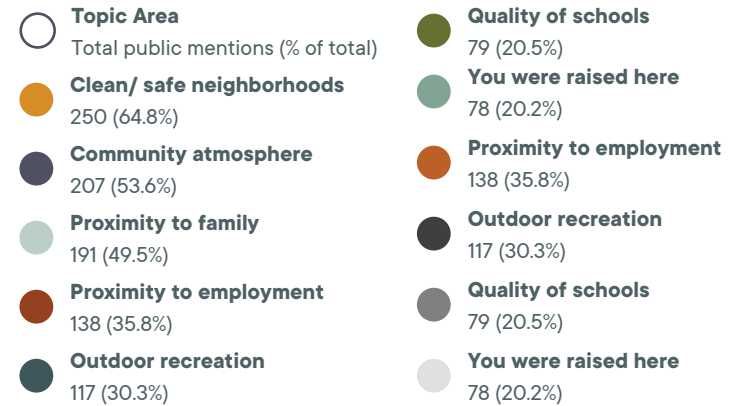


QUESTIONNAIRE SUMMARY

1. Why do you choose to live in Pleasant Grove? What do you like most about living here?



2. What objectives are most important to you for the future of the City?



3. How satisfied are you with the overall growth and development of the City in recent years?



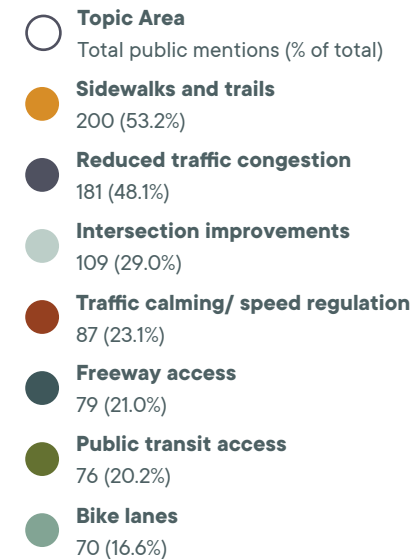
3a. OPEN-ENDED QUESTION: How satisfied are you with the overall growth and development of the City in recent years?

Top 5 sub-issues from growth satisfaction	Mentions
Concerns with higher density housing/unregulated growth/too much growth	104
Encourage more business diversity/options and draws for locals and visitors (retail, food, small business)	72
Roads need resurfacing/maintenance	43
Heavy vehicle traffic/congestion	29
Community character feels threatened	18

4. OPEN-ENDED QUESTION: What, if any, facilities, services, businesses, or amenities would you like to see in Pleasant Grove that are currently not available?

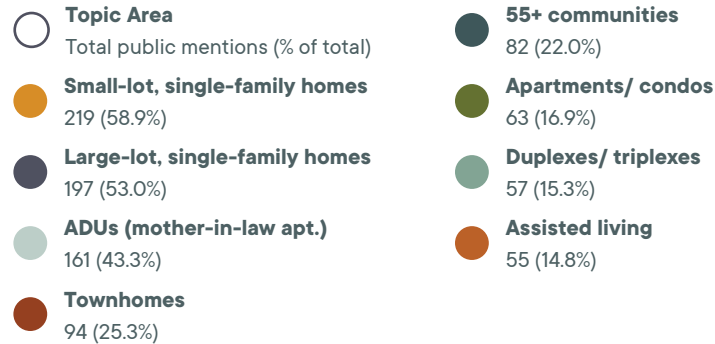
Top 5 facilities/ amenities/ services	Mentions
Encourage more business diversity/options and draws for locals and visitors (retail, food, small business)	98
Desire for indoor pool and/or splash pad	67
Desire for performing arts building/community center/bigger library/ community programs or classes	16
Roads need resurfacing/maintenance	16
Desire for better walkability/connectivity/public transportation	9

5. Which, if any, of the following types of transportation updates are needed in Pleasant Grove?

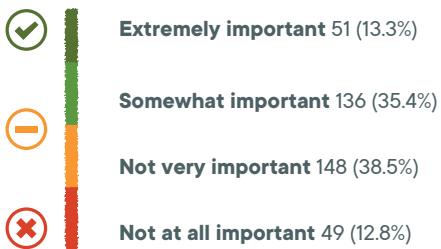


QUESTIONNAIRE SUMMARY CONTINUED

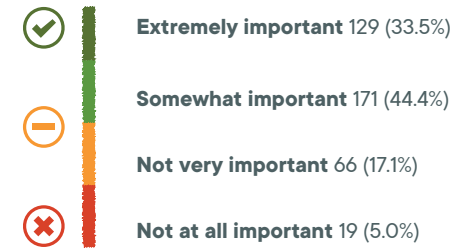
6. What housing types are needed to accommodate City residents in various life stages now and in the future?



7. How important is it to have access to businesses/services (retail, grocery stores, restaurants, etc.) within walking or biking distance from your home?



8. How important is it to have public parks within walking distance of your home?



“As this area gets developed (based on rumors of a recent sale and rezoning) please encourage the inclusion of a park. Even a small “neighborhood park” where kids can run around close to home, without crossing a busy road or major intersection, would be a great addition.”



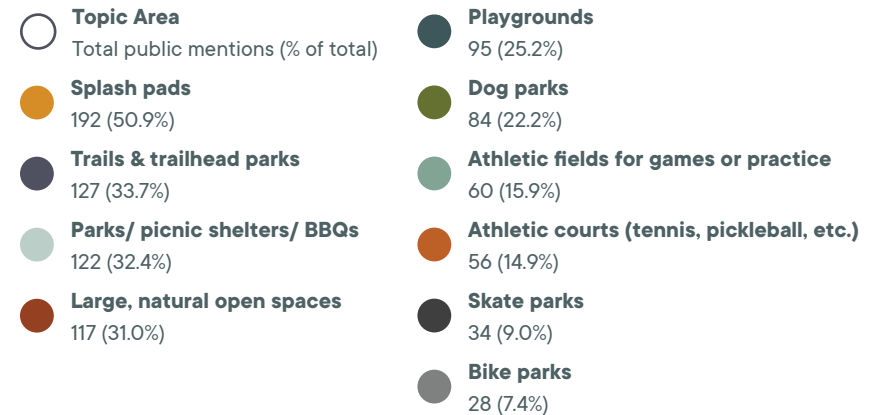
9. How satisfied are you with the parks, trails, open spaces, and recreational facilities and programs provided in Pleasant Grove?



9a. OPEN-ENDED QUESTION: How satisfied are you with the parks, trails, open spaces, and recreational facilities and programs provided in Pleasant Grove?

Top 5 issues from parks & rec satisfaction	Mentions
Love for existing trails and facilities (Valley Vista, Murdock Canal)	37
Desire for indoor pool and/or splash pad	25
Desire for more parks to accommodate growth and provide equitable access	20
Park/rec facility in need of maintenance/updates	18
Desire to protect existing open space	10

10. What recreation facilities would you most prefer to see incorporated into new and existing parks and open spaces?



QUESTIONNAIRE SUMMARY CONTINUED

11. How do you envision Pleasant Grove’s historic downtown in the future? What types of uses should be located there?

- **Topic Area**
Total public mentions (% of total)
- **Preservation of historic buildings**
212 (55.6%)
- **More restaurants**
209 (54.9%)
- **Pedestrian amenities**
165 (43.3%)
- **More retail/ services**
148 (38.9%)
- **Similar uses as currently exist**
108 (28.4%)
- **Parks, recreation, & trails**
68 (17.9%)
- **Traffic calming**
66 (17.3%)
- **Civic uses**
57 (15.0%)
- **Alternative transportation options**
38 (10.0%)
- **Medium density housing**
31 (8.1%)
- **High density housing**
19 (5.0%)



12. OPEN-ENDED QUESTION: Do you have any additional comments or concerns regarding Pleasant Grove’s future?

Top 10 sub-ISSUES From Additional Comments	Mentions
Roads need resurfacing/maintenance	31
Concerns with higher density housing/unregulated growth/too much growth	27
Community character feels threatened/needs protection	17
Historic preservation and restoration (structures, trees, historic events)	14
Main Street/Downtown revitalization	12
Encourage more business diversity	11
Concerns with congestion or heavy vehicle traffic	10
Desires for practical, affordable housing options	8
Speeding cars/ need for traffic calming measures	6
Improved maintenance of city infrastructure in general	5

“ I would love to fix historic Main Street and build onto it, expanding the shopping and growth in that area. We need more good restaurants, shopping and attractions to beatify the city. Our city needs updating in a major way.”



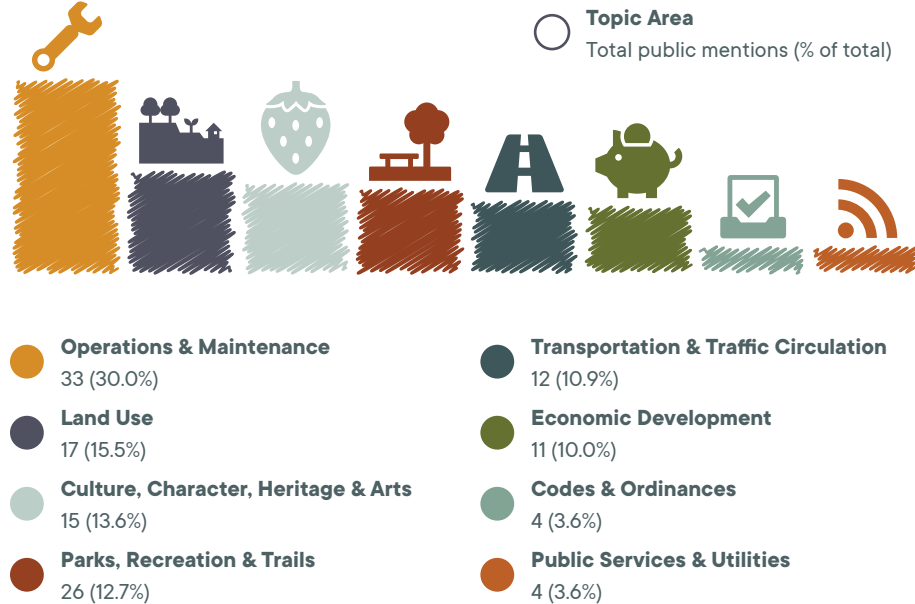
SUMMARY

WEBSITE COMMENTS

PLEASANT GROVE PROJECT WEBSITE COMMENTS

In addition to Social Pinpoint, the public can submit comments to the “Growing Together: Pleasant Grove” project website. As of May 16, 2022 there have been a total of 54 submitted comments.

Ranking of top planning priorities from project website comments



Top 15 sub-issues by mention frequency	Mentions
Roads need resurfacing/maintenance	22
Concerns with higher density housing/unregulated growth and development	15
Encourage more business diversity/draws for locals and visitors (retail, food, small business)	5
Sidewalks or crosswalk needed	4
Sidewalks need maintenance/ improvements	4
Water infrastructure needs/concerns with growth pressure on system	4
Desire for more parks or open space	4
Water conservation incentives/ enforcement needed	3
Areas dangerous to pedestrians/ kids walking to school or playing	3
Community character feels threatened/ needs protection	3
Desire for a performing arts building	3
Desire for a splash pad or indoor pool	3
Desire for more sports courts (tennis, pickleball, basketball, etc.)	3
Main Street/ Downtown revitalization	3
Desire for improved fiscal responsibility	3

ALL COMMENTS

LOCATION-BASED COMMENTS

I like this (highest score to lowest)

1. Can I just say how awesome the Murdock Canal Trail is! I really appreciate how well maintained it is, the water fountains, pavilions, and bike repair stations!
2. We LOVE Valley Vista! What an asset to our community!
3. Thank you for putting a right turn only lane here. That has been a MAJOR improvement.
4. Very excited to see Utopia Fiber come to our neighborhood! Comcast is predatory and anti-competitive
5. 30 year + resident

Ideas & Suggestions (highest score to lowest)

1. Are there plans to add an indoor pool to the PG Rec Center? That would be amazing!!
2. This exit could be improved. Too often there are people stopped to turn right when there are two separate signs indicating that it isn't required. A concrete island to separate the right hand turn that makes it clear the lane continues and a green arrow that's always on would significantly improve traffic getting off the freeway.
3. The city has no splash pad! I think a splash pad would be a great addition to the rec center
4. How about putting a "clock" back in the "clock tower"?
5. I would like to build a park along the ""Grove Creek"" at the mouth of the canyon. This is on USFS land and I know it's a long shot, but it can be done. This would replace trash, broken glass, mattresses and more with large grass area, tables, walking path and concrete stage for year round events. Imagine a mountain canyon venue overlooking PG and Utah Valley. I have a plan to create an endowment to fully build and maintain this park for longer than we will live. Let's do it! Who's in?"

6. Need a park next to grove station. Like a good one. It isn't really a place for young families to gather yet, but a spot adjacent to grove station, with a splash pad, would attract business.
7. This area has significant housing density but no public park facilities. Consider a public park - possibly in the detention area between 220 South and PG Blvd.
8. We should have a park and splash pad here. There are no parks planned in the commercial area off the freeway. It would be a great aspect of PG.
9. The Valley Vista trails are amazing. Thank you for supporting them. Any way we can get a phase 4 or phase 5 going?
10. As this area gets developed (based on rumors of a recent sale and rezoning) please encourage the inclusion of a park. Even a small "neighborhood park" where kids can run around close to home, without crossing a busy road or major intersection, would be a great addition
11. This would be a good location for a city park. Large enough for city fair and many other activities such as a splash pad health promotional walk ways, with plenty of parking for a growing city.
12. Green waste cans for residents. Especially since the city shut down the green waste facility.
13. Adding another lane going westbound on Pleasant Grove Blvd would be a great improvement. Having a right turn only lane for the northbound onramp for I-15 would help traffic flow, especially during rush hour as the lanes back up significantly.
14. It would be nice to have a larger covered pavilion and some toys or a splash pad to make the grassy area more of a park and hang out area.
15. This land is owned by the city and had been set aside for a park. Please wish the road to 2 lanes on both sides so we don't have a meeting issue just up the road.
16. If the old pipe plant gets redeveloped into a park please provide an adequate/ large parking lot so that people do not have to park on the side of the road on 600 W. This will allow for traffic to be able to pass though the area easily and protect children from the busy road.

17. Additional access points to Murdock Canal Trail
18. Plant flowering trees around the trail at mount mahogany park, like at the state capital. Maybe have a adopt a tree during earth or Arbor Day and have the community plant them. Stop over building on small lots and building high density housing. This is horrible on traffic, water and sewer.
19. Is there some sort of device that could be put on the trail that would create flashing lights at the 1100 intersection indicating there are trail users within a certain vicinity? That way cars can be reminded to be extra cautious knowing a trail user maybe crossing 1100 soon. Maybe the stop signs on the trail intersections could be bigger and/or flashing to remind bicyclists to stop at the intersection?
20. Pleasant grove BLVD is horrible during rush hours, now with the Hale coming in the next few years as well as a car wash on that road, it's going to be a huge issue and frustration, there needs to be a solution.
21. This should be a 4-way stop. Many kids cross west in the morning and east in the afternoon. Cross traffic does not have a stop and many drive well over the speed limit—sometime in excess of 50–60 mph.
22. Pg has a great swim program yet we don't have a year round pool for them to practice. Could we please make an indoor pool or get the cover to make our pool year round use?
23. Please stop high density housing! We don't have roads or school for it!! It is destroying pleasant grove please stop!! Traffic is awful and schools are so over crowded stop please
24. This should be a 4 way stop. My kids cross this street and people come flying down this hill.
25. It's great that the Valley Grove development has added a shiny new entrance to the city, but it's a bummer that development has been limited largely to single-story strip mall-type construction. I fell like a big opportunity for prime high-density mixed-use development has been lost. It would be excellent to see more of this kind of development in the vicinity of N County Blvd and PG Blvd. The makings of a great urban center are already in place in this area- we just need more mixed-use housing!
26. Kids around our area that go to Manilla elementary have NO sidewalks to walk to school without crossing 1800 N (& there is no good corner to cross on the route) this is soo dangerous!! Can we please get more sidewalks that city pays for?? No
27. No more multi family housing. There is enough and its over done.
28. We need a bike park like Eagle Mountain!
29. We should clean up/update this park so we can actually use it! Maybe even add some type of fencing for a dog park! Or basketball court
30. I wish this park had a kid play area! We live close by and don't have a good play set within walking distance.
31. What's going on with this Army property? It is such an overgrown eyesore!
32. We need a crosswalk light here. There is a crossing guard during elementary but not while jr high students are walking home. I can see this from my back window and people come flying down that road and don't stop for kids trying to cross the street.
33. Can we please have at least one racquetball court put into the rec center? It's so hard to find a Court anymore.
34. You need to maintain our existing roads and infrastructure before you a dime on new growth. Remember that every dollar you take from us in property taxes may cause our seniors to lose their lifetime home. No skate parks or nonsense just do the right thing.
35. Could a splash pad be installed at Manilla Park?
36. With a longer road and a lot of kids on 1000 south. A speed bump or something to slow down traffic would be safer than the speeds we see
37. This intersection could be an amazing entrance to historic downtown, but instead it looks so dumpy. The strip mall with no plants on the east side and the barren area outside Ace and Firebird on the west side – someone coming by has no idea that just up the block there is a beautiful, historic area. I imagine completely redoing this intersection to make it beautiful and welcoming.
38. Turning left or right out of this business park is very difficult and dangerous during peak times. Check the accident data!
39. 1000 S. is a high school student's dream drag strip: wide, downhill, and not a bump in sight. And if this road gets extended all the way down to State street as eventually planned, it will only get worse. I've seen kids racing up and down this road EASILY at 60+ mph, sometimes racing one another, and yet we have lots of children on bikes, scooters, etc. who are in danger. We've begged for speed bumps for ages. PLEASE listen before a child loses his/her life; no cost outweighs that risk.
40. The inclusion of open public space in this area would be a definite improvement as the area gets developed. It would also be really nice to see

some of the big, old trees thoughtfully preserved in future development.

41. Can we PLEASE get the roads car worthy? My cars are roadworthy. And we desperately need new lines painted in reflective paint that can still be seen during rain.
42. It would be awesome to have a skate park. I have to drive my son all over. Lehi and Orem are always full.
43. I would like to see more Hotels and restaurants that aren't fast food in our town. If I want a nice dinner, I still have to go to another city. We need to get more of the tourist dollars. With the Hale Center relocating to Pleasant Grove as well as other businesses, these things could really help our city tax wise. I have had out of state family complaints of no lodging in Pleasant Grove years ago. We have one hotel, let's get more.
44. Speed bump or bumps along this road on 1000 s. So many children and people speed up and down so fast.
45. I believe a nice roundabout would be a great monument and entrance into downtown
46. I would like to see this green space be something besides grass, which is not productive. We could do community garden lots or a farmers market. Here, or another location we should be providing a place for people to grow food who may not have a yard or access to one. This would benefit individuals and the community. This could be done in conjunction with the elementary, jr, or sr high schools.
47. If this area is developed into a park (which I think is a great idea) can you include a dog park? There is a definite shortage of places to let a dog off-leash in this county
48. I support the idea of upzoning the frontages along Canyon Road between 1100 N and PGJH.
49. Pleasant Grove Boulevard has been a debacle since day one. More lanes for traffic and the turn from N COUNTY BLVD is impossible to navigate during rush hour. Nothing thinks ahead of the growth in traffic!
50. I would like to see better restaurants and more fun activities to do. I have to drive a long ways to do much of anything living in PG. It's pretty boring living no here, it needs an overhaul.
51. Can we use some of this area for a dog park or open green space?
52. Please get the lights working on the new tennis courts.
53. Sorry, I posted this on Center Street and I meant to post on 200 S. I have lived here for over 3 years and not once have I seen a train on these tracks but I have stopped at this stop sign hundreds of times. Can we switch to a signal system that only requires you to stop when a train is coming? I attached a picture of what I'm talking about
54. Make this grass and open to public.
55. This is a great spot for a dog park! If not here, somewhere in our town.
56. The playground here really needs an update. It would be awesome to put a paved path around the park and pickleball courts too!
57. Please eliminate the loss of the 2nd lane going NE. It is 2 lanes the other direction. Make both sides 2 lanes.
58. Please leave the silo with the Giant Flag
59. Can we find a way to keep this orchard for the city? I know there has been a for sale sign on it but it just seems like we have very few groves of trees left which I town was named after. It might be nice to have it be turned into a tree focused park or something but it seems like this is one of the few groves left here in pleasant grove
60. Would like to see future development be storefronts, and multi use buildings-housing and retail and restaurants. We could incentivize local businesses with a proven customer base. But we need to increase door traffic in the area.
61. I would love to see a round about right here to keep traffic moving. Traffic gets really backed up from the four way stop.
62. This park has largely become a dog park. I would like to see a section fenced off for people to be leash free because the whole grass area has become a leash free dog park.
63. This would be a great spot for a community park and playground. There is nothing nearby.
64. Trump hotel would look beautiful next to that silo with flag
65. That silo needs to stay! The flag on it is a staple of pleasant grove!
66. New park on this vacant lot next to the water tower. We really need a park in this part of the city.
67. Could this park be rented/leased from the Church for a dog park. The city could maintain it.
68. Casino and strip club

69. The pool is not heated enough in the summer. Most kids leave swimming lessons shivering.
70. Can we add a roundabout to this intersection to make it safe without interrupting the flow of traffic too much?
71. I would love to add an updated installation to commemorate those who were killed in the Battlecreek massacre. I envision a sculpture made up of a series of large river rocks with “scattered” diagonally across the park and on into the downtown area. The rocks would have a small channel running around the underside of each large stone that would hold a gentle light that illuminates a small “ripple” around each stone. The installation might be titled “Peace Like A River” and include a poem or essay
72. Please leave the silo and put a Trump 2024 flag up again and name the development Freedom Farms
73. Dog park at Manila Park please!
74. It would be great to see a dog park in Pleasant Grove. I'm not sure this is the right location, but anywhere here in town would be great!
75. “This are would be much more enjoyable with some progressive jumps like Eagle Mountain just did that are designed to help everyone learn how to jump: <https://www.facebook.com/groups/mtnbikeenthusiastsofutah/permalink/5066489620053234/>”
76. “This would be the perfect spot for a bike park with progressive jumps likes that teach all ages and skill levels how to jump like Eagle Mountain just built: <https://www.facebook.com/groups/mtnbikeenthusiastsofutah/permalink/5066489620053234/>”
77. The Rec Center needs a better bike rack. The blue thing is not practical for safely locking a bike. Bikes should always be locked through their frames to prevent a thief from just taking off the wheel and walking away with the rest of the bike.
78. Houses along 1st east and along 1100 North deal with heavy traffic. Because of the increase in traffic in recent years, property values have been stunted. I suggest allowing houses along these two main corridors to be included in the Multifamily zone in order to recoup some of the lost value.
79. Performing arts building for the theater group, orchestra, and children's theater.
80. Would be pretty great to convert at least 2 of the tennis courts into pickleball courts. And I also agree the trail around the park is pretty awful.
81. Reduce the speed limit of State Street and possibly remove a lane. State Street

should not be a freeway. If more people need to get places we should have more buses instead. The 850 can come very 15 or 20 minutes instead of every 30 minutes. Remember, when you add more lanes you're just making the street more appealing for people to drive cars on

82. I would love it if we could build another elementary school here! Please sell this land to ASD with that in mind. Our other schools are getting so crowded and will continue to become more so with all of the high occupancy housing going in.
83. Replace shoulders with through lanes for a total of 2 lanes both directions on 100 East from the Timpanogoes highway to US 89
84. Rezoning the north side of Center Street to Higher-Density Mixed-Use between 600 W and 100 E would provide an excellent gateway into the downtown area, while encouraging redevelopment and revitalization.
85. The city should incentivize evermore park to help them get some big theme park type rides into their facility. I feel this would add the number of guests who want to go to the park and turn it into a real draw and tax revenue generator for the community.

I Have a Concern (highest score to lowest)

1. If this agricultural land is ever re-zoned, restrict it to single family residential, no high density housing. It would also be nice to preserve the silos as a landmark of some kind.
2. The roads need to be resurfaced on 900 W, 3300 N and 2600 N. There are so many potholes and divets you can't drive in a straight line.
3. 1300 East/Dalton has got to be one of the worst roads in the county. You need a five-point harness and a lifted Jeep or RZR to successfully navigate this road without damaging your suspension or throwing your passengers to-and-fro. It's so bad, my family takes an entirely different route to avoid it. It's embarrassing
4. Can TestOut move out of historic downtown Main Street? They are killing the small businesses there and have no place taking storefront property like that. The west side of Main Street looks like a ghost town because of them.
5. Why is all the new development being allowed to come in and not provide sidewalk for pedestrians? Crust club and the oil change place should have sidewalk installed already.
6. 800 North is dangerous and getting worse. The surface is broken, uneven and growing potholes like my garden grows weeds. This street is not on the 3-year road plan - When is maintenance going to do something about it?

7. I drive around 40 thousand miles per year, for work. Mostly all of which on residential roads across multiple counties. And when I come home each night to Pleasant grove the roads are simply embarrassing. Please consider fixing them soon.
8. I find it concerning that valley view is a walking school but we don't have side walks on both sides of the street on loader. So many kids walking and no sidewalk.
9. This road is awful to drive on and really needs to be repaved
10. Desperately needs sidewalks/ pedestrian easement. It is so dangerous to walk/ run or bike on this road.
11. Cars driving eastbound turn in to the senior community where there isn't a turning lane. If they have to wait for traffic, they back things up or stop suddenly causing near accidents. There should be a no left turn here!
12. This road is so bad people drive on the wrong side of it to lessen the bouncing around
13. This intersection is dangerous when turning left from locust. Can you look into a three way stop here
14. Repave neighborhood streets east of 100 East. potholes and sink holes are rampant.
15. Please repave this road! It's nice to see beautiful new pavement down some of the side roads connecting to this main road, but anyone who has to travel this road regularly knows that it is a nightmare for a car's alignment and for the soul! Please make this road a priority.
16. "PLEASE fix/widen this road. For bikers like me, this is especially DANGEROUS. I've nearly been side-swiped several times. The road is very narrow and crumbling away near the irrigation ditch. There is NO SHOULDER AT ALL!! I believe there are hundreds of others who feel the same way. Please make this safe for bikers traveling North from the Manila Creek Park areas to the Murdock Canal Trail. Thank you!!!"
17. The road in this area is too narrow for two passing cars and parked cars. Please remove the trees or trim them down and widen it.
18. "When the city replaced the water lines years ago, the ground was improperly back filled, creating low spots in yards but more importantly uneven sidewalks as it settled. At every house in the surrounding neighborhoods there is at least 1 section of sidewalk that has sunk directly in line with the water lines, causing significant tripping hazards. This is compounded in the winter where the uneven concrete makes it difficult to remove snow and ice. These sections of sidewalk need fixed."
19. There is no sidewalk on either side of the road here and around the bend in Canyon Rd.
20. If this area is up for rezoning. It better well be single family residential. There is already too much traffic flying through these surrounding neighborhoods.
21. I would like to reiterate what another person has posted about how Loader Avenue needs a speed bump or 2, especially around Valley view Elementary. Too many people are speeding and the corner of Loader and 300 south has decreased visibility due to large bushes on the south side adding to the risk of children getting hit on their way to school.
22. I live above the canal at this point. Commenting on the comment to put a speed bump. There are stop signs on the canal, and users of the canal are required to stop before proceeding. I never see people "barreling" down the street. We go 25 MPH, the posted speed limit. I have almost been hit by bikers that don't stop at the sign, me being only a few feet from the crosswalk. I am going to sit down there and start to take photos/movies of people that don't stop because it happens so often.
23. This is such a dangerous spot for our kids walking to and from school. There is no sidewalk and visibility can be poor. We were told that when the home was sold, the new owners would be required to put in a sidewalk and that hasn't been enforced. The weird black curbing also makes it difficult for walking with a stroller or kids riding bikes to school. There's not a safe or accessible area off the road to utilize on either side of the street at this corner. (Orchard and Locust)
24. Stop destroying the Historic Sights of PG
25. Once again we are getting Too Many multi-family units. We are packing too many people into too small of an area with nowhere to go. Pleasant Grove is about community. Packing people is not good for our community. We need more houses not shared walled apartments. These streets of apartments are very claustrophobic. It's hard to keep a strong community when we sandwich them all together. Also, EVERY apartment complex should have a park built next to it so people can have somewhere to go.

26. This road desperately needs to be repaved! Cracks and bumps all over, It looks like it's 15 + years old.
27. Manila park trails need to be redone, not just a top coating. So many bumps and tripping hazards.
28. It is particularly difficult to see people going north on the trail when going West on 1100. There's definitely a speeding issue for cars on 1100. That being said many bicyclists disregard the stop signs on the Murdock trail and assume they'll be seen by passing cars. For everybody's safety it seems like something should be done to encourage safety both for trail users and cars.
29. 300w needs to re-evaluated for a road resurfacing. Every 3 months new pot holes appear, the road is a high traffic area due to the number of apartments in the area, and is occasionally used as the shipping/receiving route for the trucks going to the Bakery on center.
30. Locust Ave was recently paved (thank goodness), but the drains were left several inches beneath the new pavement. You can't drive your car down the road without carefully watching or you'll be driving in artificial pot holes. My number one wish for Pleasant Grove is for the roads throughout the city to be repaired.
31. This road needs help. I don't think it's been repaved in over 20 years. They recently refilled the cracks with tar but that didn't really fix anything. A total repave is needed
32. The lack of a consistent sidewalk on either side of Loader Ave is distressing. Students walking to the elementary or the high school don't have a clear safe path free from traffic. The painted lines are an improvement. But with the new houses, there is increased traffic and a consistent sidewalk from the elementary crosswalk to 200 s is a necessity.
33. This road needs a speed bump! So many people speed on this road and it is extremely dangerous considering it is right next to an elementary school and several families with young kids live on this road.
34. The water runoff into the sewer here on this portion of road seems to clog very easily, forcing local residents to clean it, or potentially be flooded during heavy rain.
35. This road is a main road to the elementary school. It has no sideways on either side and is considered a safe walking route. Can we look at getting sidewalk on at least one side of the road.
36. There are duplexes in the 600 East and 150 South area and some have been illegally converted to 4-plexes. What is being done to prevent this type of development in designated Single Family Residential areas?
37. Roads throughout PG have been neglected for years. The 3 year rods plan, 5 year roads plan and 10 year roads plan have ceased to exist and been replaced with cooler, "sexier" ideas.
38. These roads are atrocious! In both directions. If you drive down the road with something in the cup holder it will splash everywhere. I understand some bumps, but these roads are destroying vehicles. Drive up to Cherokee dr from any direction and you'll experience it. I've considered running for office and making a YouTube video demonstrating how bad it is while driving. I might just do it anyway.
39. We need sidewalks on this road! The kids can't walk safely to and from school and there is a fear of them getting hit because of having to walk on the road.
40. It is time to stop requiring businesses to have grass around their lots! Cut back on business watering first. Think desert!
41. This hill and where the schools cars are parked make it impossible to see the oncoming traffic unless you are halfway out in the street, it is very dangerous for car and children. I have almost been hit several times.
42. Need sidewalks on both sides of street for young children walking to school. Valley view won't give us buses, we need to make the trip for children walking to school as safe as possible. Two children have had accidents with cars in this past year that I know of, one of them was mine. We could even use a safety/crossing guard at this stop sign to help children be safe at this busy intersection on Nathaniel and Loader.
43. 1000 South is so dark! Could we have a few street lamps put in?
44. Please repave this road.
45. We really need side walks on the school routes
46. Vehicles do not pay attention to pedestrians along this road. There is a school right here, but cars speed right on past and are not careful at all, and also refuse to stop for people wishing to cross the street. The light two blocks away at Center Street isn't a good alternate, cars are not careful there either. There used to be flashing crosswalk signs indicating a school ahead, but they got ripped out when 100 E was redone and never replaced.
47. For some reason this intersection sounds like a drag racing strip at around 7am every day and it wakes up my whole family. I'm not sure if an officer could be posted there for a couple of mornings to encourage whoever it is to slow down and/or get a proper muffler but it would be awesome! Thank you!

48. I think there needs to be a crosswalk or something here. I've seen kids trying to cross the street and nobody stops for them. Just like on 100n.300 e. The drivers don't care or aren't paying attention. Parents are yelling and honking at drivers speeding and not stopping for kids. I think parents are getting fed up. The flags help but not enough.
49. Terrible road conditions
50. This street needs to be resurfaced with lines on the road!
51. There is a manhole that sticks up in this intersection making left turns from 1800 N on to 360 E more difficult.
52. This road/intersection is high traffic in the mornings and kids struggle to get across. Many parents drop kids off on this dead end street and it gets very clogged. Not sure what to do about it, but it is dangerous for the kids.
53. Please for the love of God stop the high density housing! It takes longer to get out of Pleasant Grove into 1-15 then it does to get to Murray. I miss my quiet little town. More and more and more crazy growth has ruined Pleasant Grove.
54. Our neighborhood streets have been neglected far too long without any sign of repaving over the bumps and dips caused by the irrigation water trenches being cut into the road.
55. This road is a joke, potholes everywhere and the city recently filled one pot hole and made it worse they didn't even pack it down. Fix the roads!
56. Our road/ neighborhood roads are horrendous! I have been here 19 years and have had no work on our roads except for temporary patching of huge holes (which come out when it freezes) and secondary water placement. It's an embarrassment to PG.
57. Our roads are and have been for years terrible! We've seen many things improved upon and many were much needed! But I'd rather have nice roads over pickle ball courts. This really needs to be addressed!
58. Mohican Ln has patch upon patch upon patch and still has potholes. We literally shovel buckets full of gravel out of the front curb. I'm all for the fix it up wear it out mentality, but there comes a time to replace it with new. Now is the time!
59. This marker isn't big enough to cover every pothole in the entire neighborhood. I think it's a bad thing to scrape the bottom of my car on the pavement. I have debated buying a jeep, not because I go off reading, but just so I can drive on my road to get home. I constantly question whether or not I just ran over a dog or hit another pot hole due to how jarring it is to drive 20 mph through my neighborhood. My wife sits in an adult sized carseat to have added protection through the landmines.
60. I sent an email to the Police Chief about the significant numbers of vehicles that do not comply with the State's vehicle noise law, It appears that this is not a priority with the City. We can't even keep our windows open without haven't so much noise that we can hear each other's conversation.
61. There seems to be a smell coming from this general location that periodically wafts several blocks away, mainly during the summer.
62. Center street needs to be replaced
63. The roads need to be fixed. There is so much traffic that there are pot holes and it's awful driving this whole road.
64. Last week I went to the park for my morning walk. There were 7 large dogs running with their owners, not on leashes! (This happens a lot) My small dog and I have been attacked before (my dog nearly fatally) and I am terrified of these large dogs. I carry pepper spray and I have used it twice now on dogs charging towards us. Manila park needs more signs that says "dogs must be on a leash in this park". Pleasant Grove desperately needs a dog park in a central PG location for safety!!
65. Road is down to gravel on Mohawk and Navajo, chunks of road coming up, extensive damage
66. There really needs to be a right-turn only lane on State St. heading west and the intersection needs to be widened.
67. As this area continues to get built out, please consider how people are going to access these business AND access the freeway. The left turn lanes here are backed up forever, and the median makes it worse. This spot (Mountain View Lane) should be right turn only onto 700 N so that westbound traffic doesn't get as clogged behind the left turn lights.
68. Please, please no more used car lots on state street. It's absolutely ridiculous how many crummy, run down used car lots litter state street between Orem and American fork.
69. Wins award for the worst road in Pleasant Grove. My cars lifespan has significantly dropped from driving on this road. I think our house value is lower because of this road. This road is where PGs nickname "Pot Holes and Gravel" came from. When the potholes get filled every couple of months, they slowly deteriorate to fill our gutters with gravel that we have to clean. It never solves the problem and actually makes it much worse. You would think we live on a dirt road up the canyon. Do better PG

70. "No street lights on this entire street. Makes backing out of my driveway at night very hard. Lots of wildlife in the area due to unattended/overgrowth. I can't let my dogs out at night because raccoons live in the canal just behind my house. The barrier fence is so overgrown and old. Perfect for the critters. The side roads are horrible but not as bad as the drivers that speed through the school zones. Poor kids. I'd be terrified to walk to school anywhere in this city."
71. Limit the length of dog leashes on Murdock canal so dogs must be beside their owner. I've been bitten by a dog on a leash.
72. Please fix our street! It's time to redo. You have fixed all other streets surrounding our neighborhood except for ours.
73. This intersection is dangerous with the high schoolers and preschoolers at the same time. Can we get a stop sign or light?
74. I think the roads/streets need attention
75. This road is a joke, it's so bad, most of it is gravel and not wide enough for 2 cars and everyone parks on it. Fix the roads
76. The roads in this area are horrendous! There are pot holes and chunks of road coming up - every year the patch jobs do NOTHING & are a waste of time and money. It's about time to fix the roads the right way in PG and make that priority 1 as promised for the 29 years we've lived here.
77. Roads are breaking off in chunks along Navajo Dr and Mohawk Ave. Filling the holes never lasts long. The roads need to be resurfaced. My car has been hit by chunks of road multiple times because multiple chunks will be in the road.
78. The road at 1500 e is terrible from the top (200 s) to the bottom of the hill. It needs to be re-paved.
79. Mohawk road is so bad, we've been here for eight years and the roads have always been awful. My family hates coming to visit me because the roads are so bad. We always vote for the politician that says they're going to fix the roads and still they haven't done what they promised they would do.
80. Worst intersection in PG. Morning and afternoon backups are extensive. Needs flyover ramps for East and west pleasant grove blvd traffic or dedicated flyover ramp and lane for I15 N traffic.
81. If you like roller coasters, come drive here. Dips, patches and potholes galore. I intentionally avoid this road if I can.
82. The whole of 1500 east is so bumpy it needs to be completely smoothed out not just a top coat. It's like off roading every day. The faint speed bump is terrible I would like to see the size reduced or even a stop sign instead of this.
83. The Murdock Drive road from 1050 E to 960 E that leads to my neighborhood, is so rough to drive on. The areas dug up to install gray water have all sunk and it feels like you are driving on railroad tracks, and the manhole covers are sticking up above the road level. The drain grates also back up whenever it rains and there is a large "lake" that forms on the road which is causing it to sink. Please address this problem ASAP!
84. This is a major route for children walking to and from school and sidewalks are needed!
85. The sidewalk situation along 500 S is really bad. Some properties have sidewalks and some don't. People park nose-in on the gravel where the sidewalk should be which makes it really dangerous to walk along the road because you have to go out into the road to get around the cars. Even if there's no sidewalk, shouldn't cars leave a space for walking where the sidewalk should be?
86. 680 n from 1570 w down to north county Blvd needs to be repaved badly! That road is horrible for cars to be on. Please redo that road
87. This stop sign is hidden in the summer. Trees need to be cut back a bit around the sign.
88. We need a left blinking turn light. The dedicated left light to turn onto state street from center street is way too short and gets backed up regularly. Sometimes I wait up to 2 or 3 lights before ever getting a chance to turn. There are many opportunities for turning left during a "straight" green light with not as many cars heading east & west bound on center st/blvd and that light lasts much much longer. It would truly improve that intersection.
89. One of the stop signs at this intersection is covered by long tree branches and in the summer the leaves make it impossible to see the stop sign. I only stop because I've lived here a while and know the stop sign is there.
90. There really needs to be a decent right turn lane here. It's quite a busy lane that has pot holes.
91. Lots of non-church stuff happens in this parking lot. Students from the jr high often skip class and throw rocks (from the flowerbeds by the shed) at the church property, or they are throwing stuff into the neighboring yards and harassing people's pets. I'm not sure what the solution is, but I know the non-emergency line is probably tired of hearing from me. I'm also 90% certain illegal transactions are happening here on a regular basis.
92. I've lived in pleasant grove most of my life with all the growth I would much rather see lather land plants the small ones with houses crammed together. Pleasant grove is becoming an eyesore from all the house being built so close together

93. Horrible road, a disgrace, damages our vehicles, the plow won't even plow the snow because it will get damaged
94. The left-hand turn lane here is a disaster. It sometimes takes 3 cycles to get through during rush hour! The arrow is so short. Ideally it would be widened into two left turn lanes.
95. I can't drive up my road when it snows, I slide backwards down the hill.
96. We need consistent sidewalks on 600 West
97. This is my third time trying to do this survey! It is an wasted exercise in frustration! Much like the city which created it!
98. Are we using the irrigation ditches ever again? Can we fill them in and get sidewalks? This is a direct route for many students heading to school. I haven't seen irrigation being used in over 20 years and may are overgrown anyways. Since the pressurized stuff went in I don't know who is using them or what I should do with my property's water rights.
99. Please please fix these roads up in this area. The roads get fixed down closer to town, but they are horrible up in residential areas and its causing so much damage to people's vehicles. Priorities people!
100. This nearby comment about poor road patches makes an important point I want to emphasize. I feel the overall awful road quality in PG is mostly due to poor quality patches. Yes, repaving an entire road is wonderful if possible, but when there's just a section to be patched, can't we give better training and set higher expectations to create a patch that is smooth and nice? Surely someone somewhere has developed a technique to do this that we could adopt.
101. There are a group of several potholes right in this area, very hard to dodge them all
102. There is a pothole here
103. Pothole here
104. The south side of this road is very uneven and bumpy to drive up
105. From Mohican to 1250 east the south side of this road is very uneven and hard on my car to drive
106. The east side of this section of road is badly sunk in
107. Several potholes on this road. Hard to avoid them all
108. Storm runoff needs better design. With the slope of the hill and the crown of the road, this cause storm runoff to jump the curb and flood my backyard.
109. Could we post some signs in the park for dog owners to pick up their own dog poop! There are huge dog turds everywhere - and I have yet to see a single sign. Some dispensers with plastic bags, would be great too (for those who forget their own.) It would make the park so much nicer!! Thank you!
110. Road sign on this corner has mahogany spelled "mohagany". Come on PG, we can do better than this.
111. Along with terrible roads, our infrastructure is failing. Our water mains on our street and the surrounding streets are having to be constantly repaired because they are corroding to literally nothing. We have literally had pipe sections replaced only to have the connection points break needing repair within hours. This along with some of the worst roads in the county have made our beautiful and awesome town somewhat of a joke around the valley.
112. A large flashing Stop sign needs to be placed on the trail at 1100 N. Cars coming from the west cannot see the trail and those who think they have right-of-way! Those who stop in cars are kind, but the approach from both directions has poor line of sight to know who is going to jump in front of them. Poor signage on the trail.
113. This area of the parking lot is an accident waiting to happen. People come around so fast and because the curb juts out into the lane it's just not safe. I think the curb needs to be removed so it's safer.
114. I know this is technically Lindon, but the median here makes visibility very poor and turning left here feels really dangerous as people come flying down 700 N.
115. This is an exercise in frustration!
116. Our street is incredibly dark at night. We need some street lights to help improve visibility and safety.
117. Sometimes people speed dangerously around this corner at high speeds (like 40 mph). I'm not sure what to do about it though since it's already a turn
118. Sometimes it's hard to tell what to do here with the bike and pedestrian traffic. Bikes on the trail have a stop sign but I'm assuming cars should yield to pedestrians. Some clarifying signage would help
119. There is a pothole here
120. Pothole here

121. This road leads to the water facility so yes, we live on a dead end road. However, the fence to the "neighbors" empty lot is at least 6 ft high and blocking any traffic from seeing my kid play in our front yard. It's concerning due to increased traffic flow to the water plant, and the new house across the street. It is a SAFETY issue that could potentially endanger my child.
122. The lights at the pickleball courts are too tall. They are on every single night until 10 pm when the weather is decent and then they're back on at 6 am. They shine so brightly into our neighborhood. I don't understand why they have to be as tall as they are.
123. It is almost impossible to turn left on north county Blvd when your on 680 n, to go to the light at state street.. the traffic is horrid.. we need a light right there so people can get through to turn left..
124. Battle Creek Falls is a very popular hike, both for PG residents and visitors to our community. The Kiwanis Park is in dire need of new restroom facilities. The current condition is deplorable and an embarrassment to Pleasant Grove.
125. Cars come barreling down this road and never want to yield to pedestrians or cyclists at this crossing. Furthermore, pulling into the trailhead it's almost impossible to see cars coming down the hill. Please place a speed bump on the westbound traffic uphill of the trail crossing to slow cars down.

QUESTIONNAIRE OPEN-ENDED QUESTIONS

QUESTION 3.a: How satisfied are you with overall growth and development of the City in recent years?

1. PG keeps building but they don't seem to be able to handle the growth. For example, the city has a lot of problems keeping the water tanks full. I'm not talking about the drought either, this has been an ongoing problem for a very long time. Why do you continue to build more homes and apartments? You need to be prepared for growth and we are not.
2. We have too much high density housing in our city and are over crowded, yet they continue to be built.
3. I like that PG city bought the pipe plant and has expanded the cemetery. I like the clean-up days offered each year. PG Blvd was NOT well planned for traffic or retail/business growth.
4. I like innovative change as much as the next person - and I'm a huge advocate for fiber being a public utility to promote equity and close the digital divide. Other initiatives seem a bit premature when we have other basics that need better attention (like roads). Instead of pitchforking businesses that do a lot for our city, lets put our efforts into building a strong foundation we can improve upon at a later time when it makes more sense.
5. I just want small government stay out of the way and I'm happy
6. Restaurants in The Grove are an improvement, but still lacks the restaurant vibe of other Utah County cities and intersection and traffic planning is horrible.
7. Too much high density housing where retail should be.
8. High density housing is NOT the growth we wanted
9. Took a long time to get big businesses
10. Too much traffic and too many multi-family dwellings
11. Like the growth we've seen recently, but wished it was more.
12. Too many multi family units being built
13. Too many apartments , not enough businesses for a tax base
14. They have limited businesses that provide a benefit to residents (better retail options and actual sit-down dining options). I rarely buy from the few businesses located in Pleasant Grove because they do not have what I need - thereby reducing the city taxes collected. Also many of the roads are a mess. They are primarily that way due to poor planning. For example why is PG Blvd not 2 lanes (at least) each direction the entire way. North County Blvd. and PG Blvd. Intersection is a disaster and it seems there was no forethought put into the planning there.
15. Would be much happier if the roads were repaired
16. In would like more places to eat
17. Stop building so many apartment buildings and build single family homes. Also help bring small businesses and restaurants to the city.
18. I think that the more businesses and services are great
19. Love the new fire station. Love having more restaurants.
20. Just wish we did it earlier. We missed out on some things that ended up in American Fork and Lehi
21. Sometimes it seems like things are growing willy-nilly with no real plan
22. Too many large apartment complexes.

23. I have only been here for 7 years so I haven't noticed the growth since it was already in progress when I came.
24. North county and PG Blvd need to be widened by the freeway intersections.
25. Took a while to get the area expanded towards freeway; glad the smell of sewer is gone
26. We need a tax base. A little pissed that so much front space was given to DoTerra and they do not pay taxes.
27. Too much growth to fast not maintaining what you have before asking for new.
28. Everything is far away in Pleasant Grove and all the roads are bad. We need pockets of denser housing with closer amenities and faster roads away from houses that go to the freeway
29. Not in favor of high-density housing.
30. Overall the City management has tried to be frugal in the expansion and natural growth of PG.
31. Haven't planned for the amount of people here. Always seem to be way behind on projects like roads
32. Roads are atrocious. No new pavement.
33. I appreciate the change the city has made to bring in more business and grow our business tax base.
34. Pleasant Grove has been a nice place to live and raise my children. I hope that all the new development, both residential and retail, can be carefully and conscientiously rolled out.
35. Roads are terrible still, no sidewalks and hardly any restaurants
36. Too many fiscally irresponsible decisions made by our city council.
37. I am guessing that the city has followed a pattern of redirecting tax revenue away from maintenance (i.e., purposefully racking up deferred maintenance of roads being the most apparent example) in favor of pursuing recreational amenities like the Rec Center, pickleball courts, etc. Then, when the roads get bad enough, we are told the only way to fix them is with a tax increase. That is a very creative way to grow government over time. We are told that population growth is why taxes have to go up. That explanation of course presumes that we don't understand math (since total revenue is the product of rate times base and not just rate alone).
38. I love everything going in by the freeway, but really really dislike all of the multifamily living units being built
39. Infrastructure is not in place for the amount of new housing projects that have been approved/developed. We need to be slow to sign approvals for anymore residential projects until traffic and other infrastructure is solved.
40. There has been too much building, too much added traffic.
41. Brining Utopia high speed internet, some improvement in roads.
42. Moved here 5 years ago. Not sure what is best solution on limiting growth versus affordability.
43. I like that businesses have come in towards the freeway
44. Too much prime retail space being taken up by condos. We need affordable family homes, but condos often end up being run down, absent landlord rentals.
45. New PG residents (2.5 years) and we love it so far!!
46. The city has grown and brought in new businesses, but there are a lot of places still without sidewalks and other places to make improvements, like the trail around Discovery and Manila parks. The new stoplight at 1800 N and 100 E has been a great addition, as have the push light crosswalks around the city.
47. Its nice to see new businesses in our city but growing to fast causes more congestion with traffic.
48. Too much high density housing, which is impacting our roads and infrastructure
49. Roads are terrible!! Too many new townhomes and condos. Downtown needs character and too many chain restaurants.
50. Love new businesses. Hate housing developments.
51. I don't like how crowded and I feel that it has started to lose the community feel and charm that it use to have.
52. Safety, bus transportation/stops, walking, rural life mixed with natural habitats keep growing and its created a beautiful city.
53. I have only lived here 2.5 years
54. I'm tired of all the condos, apartment complexes, and huge units coming in. We need single family homes.
55. There has been a lot of growth in the past 4 years . It's great for our area, but the traffic has increased and our roads are not the best .
56. Too many people...great food choices.
57. I love PG how it is

58. I think we could have some more to improve and he bigger business to PG
59. The PG pool is a money loser and needs to end
60. Too many high density housing units going in
61. I like the additional retail base for city income purposes
62. Too much high density housing that was never planned for 30 years ago.
63. Love the development by doTERRA
64. I appreciate how deliberate the city council has been in balancing affordable housing, commercial growth, and maintaining the assets and utilities we have.
65. Wish the city would plan ahead more so they don't have to keep digging up roads and yards to add utilities
66. Dissatisfied with all the condo and apartment complexes. Everything else is great
67. We moved here in 1990. We are in our 2nd home. Even with the huge growth from 10k to now close to 40k. PG is still a nice place to live.
68. I don't like high density housing. And road quality in neighborhoods need a lot of improvement.
69. There has been a lot of growth which helps with the tax base but it looks like a jumbled mess in lots of places.
70. Adding and restoring roads.
71. Too much traffic. Building too many apartments and condos
72. I loved the small town rural feel of Pleasant Grove but it would be silly to stop progress
73. I like the commercial growth toward the interstate
74. Too many giant houses in small house neighborhoods. It doesn't fit. Huge windows overlooking our backyard.
75. While I support growth some infrastructure needs improvement (roads!)
76. To much high density housing and inner block development
77. Roads and utilities needing fixed, more theft in recent couple of years
78. Roads are not in good shape and to few lanes
79. Pleasant Grove has added some retail space after years of discouraging growth
80. The Pleasant Grove Blvd is a traffic nightmare. It's too narrow and the freeway interchange is horrendous. I dread going down there, and yet more and more buildings are going in! Business access is a whole other nightmare.
81. Would be nice to have more restaurants, not fast food.
82. Too many apartments/condos
83. The population growth of multiple family units is too high for the infrastructure.
84. I've been pleased with our Mayor, city council, and planning. I think they're going in the right direction.
85. Worried about too many low income rentals or housing
86. Roads are terrible
87. Not planned well. High traffic areas are only one lane.
88. We went through that awkward new fire station thing. I didn't like how decorative it was. Generally, satisfied everywhere else.
89. Too many traffic issues on PG Boulevard and a lack of street maintenance.
90. I like all of the additional shopping, restaurant and offices that have come to Pleasant Grove while also maintaining (and upgrading) some of our parks and playgrounds.
91. I'm unhappy with the changing of the small town feel and safety.
92. Would like more restaurants. Less car sale lots, gas stations, banks, and other boring stuff. Haha
93. Seem to be keeping up.
94. Too much high density housing. Don't like a lot of the businesses that have come in. Too much traffic
95. Roads are still a problem, but this is a great community with dedicated city government leaders and employees.
96. Need to strengthening and build the tax base and reduce or limit overnight street parking
97. How about fixing our roads. I live in a neighborhood that doesn't have ADA sidewalks and have neighbors that need them to access their mailbox
98. I have liked that we're trying to get more useful retail in the area.
99. We moved here 20 months ago.
100. Business expansion is great but traffic management is weak. PG blvd should have more lanes and business should not be so close to the street... too cramped.
101. It is great to finally start to see new businesses near the freeway

102. We like new businesses that can help bear the cost of roads etc. But not the multi family large apartment buildings.
103. I would like to see more development for retail and single family homes.
104. There are too many high density developments going in. This raises the proportion of voters who don't have a vested long-term interest in the community. Also, the problem with the noise from Granny B's Cookies last year was an absolute fiasco.
105. Too many multi dwelling housing areas;too many car dealerships and fast food dining
106. So many areas with no sidewalks and broken roads. So much of the old part of pleasant grove looks ghetto.
107. Test out sucks. It's taking over our history.
108. There are too many apartments and condos. Huge areas of the city that are so transient in nature.
109. Not in favor of multiple living spaces.
110. Traffic complications, increased apartments/condos, poor maintenance of green spaces
111. Not liking the big businesses. Specifically DoTerra
112. More attention needs to be placed on road conditions and a moratorium needs to be placed on the building of apartment complexes.
113. We need to keep up on the maintenance of our roads etc. We also need to increase our retail tax base.
114. Having more commerce nearby has been really nice.
115. The growth that has come has been good, but very limited and caters to the affluent
116. Need better open communication about what's going on
117. Roads not kept up with the amount if growth
118. I would like to see more future planning for infrastructure. I am concerned resources aren't being allotted to help with future and further growth
119. Way too many apartments
120. Haven't lived here long (just over 2 years) but I haven't seen much happen, good or bad.
121. I think the city has lost revenue along with providing its own citizens dining and other services to surrounding cities such as AF and Lindon. Seems like this should have been thought of years ago. Now instead of those services and revenue we have large office buildings which I suppose brings some revenue but little actual services to our citizens.
122. I feel like we need the revenue from the business. We have currently way to much traffic for the size of our city. To many high density building, not enough resources to take care of what we currently have. I would like to see the residential building slow down. Roads improved.
123. Lots of new housing (both single family and high density). But road quality has not kept up with housing growth.
124. Stop high density housing!
125. Friendly environment
126. Concerned with allowing a couple of people to control down town , main street
127. More restaurants in pleasant Grove have been nice to have.
128. We live on a non through road that goes right up to Kiwanis park the road says it is a dead in there are no speed limit signs on that area and people go just as fast as they want the park is closed at dusk but there are more people up there at night than there is during the day sometimes mostly kids that decide to go down the hill at crazy speeds we need to have a 20 mile an hour speed limit sign and not let kids/ adults and ect.. up in the park
129. I appreciate that the growth has taken place close to the freeway, where there are larger roads to handle the traffic. I also appreciate the fact that the city is adding businesses to build up tax base. I don't t like that there are homes in my neighborhood that have run down landscaping, one has turned into a multi-family rental unit and one about a block away is running a construction business out of. I live in a nice area, but because homes have been sold as income properties they are being rented out and not maintained as a homeowner living in the house would.
130. Larger businesses would help the income for the city
131. New homes and new businesses continue to come in but roads continue to deteriorate
132. Beautiful city. Although I feel like our small town feeling is quickly going away with huge office buildings and more people.
133. I'm very disappointed in the destruction of several historic buildings/houses in recent years

134. High density housing is destroying Pleasant Grove
135. Too much traffic at the interstate entrance/exit, and downtown has become useless
136. I expect growth, but I also expect proper planning. When PG Blvd was put in and we got freeway access it was clear that it was only a matter of time before that road was going to be revamped. Let's plan ahead and do things right the first time please.
137. There is so much more traffic and congestion now, it scares me for my teen driver. I miss the quieter atmosphere.
138. I like that it doesn't feel like a city
139. Poor maintenance of roads
140. We moved to Pleasant Grove in 1987. We loved the mix juice and open areas around us. Since that time there is hardly a buildable lot that does not have a house on it now. We would like to see opportunities for young families to buy homes. The homes we see around us are very expensive. We like the development at the freeway which is giving us more tax revenue especially sales tax revenue.
141. Lack of policy enforcement.
142. Need to limit High-density housing, and decisions that limited our tax base businesses
143. To many multi-family roof tops built. I understand why the city code this route. My family and I and many of our neighbors do not like it - it's become too congested.
144. I've only lived here for just over two years and in this time I have seen a reasonable amount of growth that both serves the increasing needs of the communities and remains careful to limit the impact of this growth on our residential communities as much as possible.
145. I like seeing new businesses enter but I like that they are away from housing generally
146. Residents have tried to restrict growth for years. The downtown had opportunity to grow but the naysayers destroyed that vision. There is no way to bring in enough density to make downtown a useful gathering place. Growth is critical for a city. I'm mostly happy with the focus on growth of multifamily housing. It would have been nice if it had started earlier so we could have picked up some of the retail that went to the north and south of us.
147. Condos and homes with small or no yards are being built everywhere there is open space. Traffic and is getting out of control.
148. Seems fine, but nothing exceptional
149. I think the strategy for building businesses and multi family homes away from the single family homes is a good strategy. I like that PG is more rural compared with AF and Orem and hope it stays that way. I would really like the roads to be a bigger priority. It damages our cars and our road is so bad the plow doesn't even plow it because it would damage the plow. And it is not just my road, many around us and around town. It really needs to be taken care of and the city should be more on top of this. It is a bit of a disgrace and a shame that it is not being taken care of!!!!
150. Surface streets are still in terrible condition
151. Way way way too much multi family housing. You are bringing in a lot of fast food but it's all in the same very very busy area. You can't get in or out because the infrastructure is not accommodating. Let bring in a new grocery store or even a big box store that isn't Walmart. Give us more options to stay in PG.
152. There is little other than business complexes. Stunted growth.
153. Too much high impact housing, too much building
154. PG recently started growing a little too late compared to other cities in the county. We need that tax revenue to improve the city for growth. We have the worst roads in the state. Some roads have been resurfaced multiple times while others are just neglected. Several roads need to be widened to handle the current population and made better for future growth.
155. Stop building high density housing. We don't have the roads or water to support any more people. Stop increasing our water bill.
156. Too many apartments. Secondary water costs more than twice what we were originally told. Water/sewer bill hard to understand.
157. Traffic is horrible. Getting onto i15 takes 20 minutes to go a quarter of a mile at peak rush hour!
158. My neighborhood has more renters rather than owners and they are not maintaining their properties well. Blight. Also, high density housing near doTerra is alarmingly close to the street. A speeding driver could easily miss the curve and land into a building.
159. Roads are a mess and now they're becoming more crowded as well especially around the PG interchange

160. The amount of high density housing has overrun things we used to treasure. It taxes our water supply, increases crime and traffic. There's no small town feel, no fireman's breakfast and no place to watch the Strawberry Days parade. Just too crowded. Single family neighborhoods are great.
161. High density housing has not been as bad here as in other surrounding towns.
162. Road maintenance has not kept up with the growth of the city. Too many apartment and condo communities.
163. You can't stop growth but It would be nice to minimize it.
164. Sad to see Green space replaced with business building and multi family housing
165. Building huge homes blocking the view we used to have. Not taking care of the streets after they are torn up to add even more piping for new homes
166. Fix the existing roads before adding more homes.
167. It would be nice if there was public transportation running up and down Center Street.
168. The Grove area seems very congested for its age. Freeway access frequently backed up. PG Blvd reducing to one lane a huge miss
169. I feel like we are getting better at getting more businesses here. I don't know how my kids are ever gonna be able to afford to live here, they'd sure like to. We build up the community and they have to move away because of housing prices
170. I appreciate the business development but feel that the multi-family development is too much
171. As much as I love new businesses I do not love the apartment complexes and the multi family units being built.. the traffic is horrible. I would like to see PG keep its small town atmosphere, low traffic, low crime, quiet neighborhoods
172. Wish we would save our historic buildings
173. Too many houses in too little acreage.... or the density of housing should reflect the infrastructure. (SO tired of traffic and its getting worse!)
174. Need to bring in more business to provide a better tax base for roads, schools, and infrastructure improvement.
175. I'm disappointed we still don't have an indoor pool. Other than that, we have good library devices and parks.
176. Too many new apt buildings which increases traffic
177. Too much high density housing
178. Several community activities in the year are nice. City roads are terrible for biking. Apartment buildings are unavoidable but I worry they aren't part of the community.
179. There has been more new housing, but the existing roads need to be repaired.
180. I wish there were more dining options rather than fast food.
181. Stop approving apartment complexing, condos and massive retail expansion. Go talk to the police... the crime is all located in these areas
182. The large increase in high density housing with lack of green space. The infrastructure is not set up for this huge population increase.
183. Too many condos, apartments etc. no sit down restaurant choices
184. Road repairs slow to get done.
185. Too many people, too much traffic.
186. We're getting to big for our housing
187. Less high occupancy housing please! We complain about droughts, yet throw as many people into a small area as possible. We need to have some green space to keep the area cooler. Less pavement/concrete = lower atmospheric temperatures. Also - the old pipe plant is a horrendous eyesore & causes weeds to scatter in all directions. Do what you said you were going to do & put in soccer/ball fields! A splash pad would also be good. Just make sure there's plenty of parking so that those who live around it are not impacted by people parking in front of their houses too badly.
188. I love the growth! It is what attracted my wife and I to move to Pleasant Grove.
189. Developers are given tax abatements lasting years, but my taxes go up regularly. Irrigation system was promised as 'use as much as you want for one small monthly fee'; Fee has gone up and water use is restricted. Silly waste of money on PG Blvd.
190. Roads are so bad. no sidewalks or poorly maintained sidewalks. Too many multi unit housing. Zoning violations everywhere.
191. Some growth is always valuable but we should preserve the genuine small town feel of pleasant grove that makes it a unique place to live and raise our families.
192. I don't like the increased traffic and all the high density housing going in.
193. I have lived in PG for almost 20 years. It's great to see all the new businesses pop up. But, traffic is getting so bad.

194. Things are expanding in the right areas. Keep the industry in the freeway area and left home build in family areas
195. Growth is difficult and progress doesn't happen in a straight line, but I think the city leaders have the right perspective and vision to keep Pleasant Grove headed in the right direction.
196. Fees seem high compared to other cities
197. Too much high density housing, not enough retail
198. Too much growth without infrastructure. Where is the water coming from to support all of the growth? Taxes and fees just go up and up, regardless of the numbers of new residents and businesses that add to the tax base.
199. Sam's Club, more restaurants
200. Need to clean up the old rundown downtown area, add more businesses to increase tax revenue. Thank you for the new fire station and tearing down the old Rec center.
201. PG is a technological backwater, and a retail wasteland. It's gotten a little better but it has been sloooow going.
202. I don't like the traffic and loss of open space
203. Sad to see it losing its small town feel because of all the growth that's happened.
204. I've liked the businesses but the medium density housing isn't my favorite
205. Too much high density housing.
206. When we moved here in 1986, there was such a strong community feeling. Pleasant Grove has become so large that the community feeling seems to be with the older residents.
207. I'm not totally satisfied, so I'm somewhat satisfied.
208. Pleasant grove is just growing to fast
209. PG has grown very fast. Control as necessary.
210. Would like to keep the dense housing (apartment ts/condos) at a minimum.
211. To many apts and not enough businesses for taxes
212. Don't like all the high density housing all grouped together. Don't like small building lots.
213. I think these are biased bad questions. I think we should vote for city council members who should get educated about things and decide for the group. We need more housing, and we need development and density - but I bet most people are going to say to throttle growth without realizing it makes prices impossible for their kids. Vicious problem.
214. No
215. I think it's great that so many businesses have been able to come into pleasant grove, I don't necessarily love the high density housing.
216. It does seem like other cities have a little better zoning and roads for an overall cleaner looking city.
217. I wish the roads were better thought out and up-kept before mass building is in. Don't care for so much high density housing.
218. There is always room for improvement
219. Too many townhouses are going up. We are in a drought but we are allowing so many people to build here. We all ready don't have enough water
220. I felt we got left behind a bit when growth came and missed out on taxes and businesses coming to Pg
221. I miss the open spaces that are rapidly being sold off and jam packed with nothing but buildings.
222. It is good to see more restaurants and retail emerging on PG BLVD.
223. We have been slow to fully develop necessary commercial corridors
224. Too many multiple family dwellings that put strain on services. Has not improved affordable housing.
225. Maintaining roads needed
226. Maintenance of existing infrastructure is poor. Bike lanes always have debris, garbage along roads, roads not kept up, inconsistent sidewalks. We don't seem to have an identity. We want to be seen as Utah's City of Trees which implies a comfortable place but don't invest to be that..
227. Like seeing new businesses come into PG
228. Too much growth
229. Too much emphasis on adding high density housing
230. I am so sick of the multi level housing. It has brought so many problems to PG.
231. Getting way too big

232. Just love the old pleasant Grove it's hard to see it go
233. We need more restaurants and retail stores.
234. Too many apartments
235. Growing to fast and to many multi residential housing
236. A lot of high density living has come in increasing traffic
237. It needs to stop growing
238. Homes were torn down close to my house to be developed and has been sitting empty for the last 2 1/2 years. Silly
239. Very disappointed with Evermore in PG, also disappointed with the continued high density housing units coming in. We need to green space and more affordable single family homes.
240. I feel like the amount of housing is increasing, so the amount of stores/ restaurants and other places are also increasing
241. Retail has grown exponentially
242. We would like to see more sidewalks on state street and w 1300. Love Murdock canal trail.
243. Significant improvements are being made. I like the new retail and dining additions.
244. The roads everywhere are uneven, pitted, sinking, and disintegrating below our tires. But all the bike trails are fun.
245. I think there are too many apartment complexes being built
246. The expansion of retail is good. I am a little concerned over the amount of multi family housing units going in.
247. We have too much high density housing. Many of these projects are going to be run down & crime ridden in 20 to 30 years. Stop selling your souls to those developers. Money isn't everything.
248. Love to see growth with retail
249. I have only been here 5 years but it seems good
250. Too many condos. Too many people. Too crowded!
251. We are growing as a city, maybe not at the rate people would like but we are growing. While seeing Multi family can be overwhelming to most it is what is bringing in retail.
252. Allowing more in than the city can maintain
253. Too much high density housing—bringing in too many transient people and crime.
254. Too much high-density living development; streets aren't friendly to pedestrians, kids, pets, deer (no speed bumps, not enough speed limit signs, etc.); Secondary water is \$45 per month now when it was initially proposed at \$15 per month.
255. To many multifamily homes
256. We need the tax-base revenue that commercial growth brings, so I'm happy that businesses have been welcomed in The Grove. However, the pace seems to have gotten too extreme. Now we're dealing with too much traffic near the freeway exit, and high-density housing is changing the feel of our town.
257. Not satisfied with the multi-family development at all.
258. It's great that new businesses (restaurants and services particularly) are coming to P.G. There seem to be a lot of apartment buildings too, though, which is not as desirable.
259. There has been way too much multi-family housing added. I understand the need for affordable housing but mutli-family housing doesn't meet that need (those units are really "affordable") it just adds to congestion and makes PG a transient community and not a permanent community.
260. Recently PG just seems to be growing so fast. Traffic is worse. Just like the small town feel that seems to be disappearing some
261. I have only lived here a few years (moved due to employment) and have seen potential and intention in the growth discusses
262. I love the new businesses popping up. I'm disappointed in the lack of things like sidewalks, good roads, splash pads/nice parks.
263. I have only lived here for about two years so it is difficult to weigh in on this, however, it is really nice to see the valley vista mountain bike trails expanded! Unfortunately it is a bit disappointing at the lack of vitality and places to hang out downtown is disappointing.
264. I've only lived here for 1.5 years, so I can't really say one way or the other.
265. I love and support growth. The biggest concern is the traffic congestion and flow with added development.
266. Not enough nice sit down eating establishments

267. I love the growth of retail down in the grove and by the freeway. So many more options for food. However, revitalization of Main Street is slow. We love the identity of Main Street, and are honestly heart broken to see almost all the of the beautiful historic buildings torn down. We need incentives for owners to maintain our historic buildings, not tear them down. We need small businesses and shops filling Main street that encourage residents of all ages to spend time down there.
268. Need more businesses in the new area. I'd prefer to keep downtown as historic as possible and leave the growth to down by the freeway.
269. The types of businesses, the layout of the new business next to the freeway one business in general taking over multiple retail locations on main st.
270. I like having more businesses around but I worry about the crime rate going up because there is so many people moving here.
271. Roads and parks should have been taken care of before putting utopia in or changing the clock tower. Can we please make the old pipe plant a park?
272. So far the growth I've seen has not taken away from hiking trails near Battlecreek falls or significantly increased travel time.

QUESTION 4: What, if any, facilities, services, businesses, or amenities would you like to see in Pleasant Grove that are currently not available?

1. A skate park. They cater to different ages and several different sports. The skate parks in surrounding areas get a lot of use.
2. Year round pool,
3. Arizona State University
4. Major retail and a big box store that brings in lots of sales tax revenue.
5. Covered pool
6. Splash pads, exercise/fitness trail throughout the parks
7. Fine restaurants
8. Bigger rec center including indoor pool
9. Indoor pool
10. Sit down restaurants, a Target or Trader Joe's, Chick-fil-a, yoga studio, splash pad.
11. Better roads
12. Costco
13. Sit down, fine dining, retail stores
14. I have everything that I need in the near vicinity so I am quite satisfied.
15. Retail and chain restaurants
16. More restaurants.
17. Indoor pool
18. Indoor pool at rec center. More activities offered at the Senior Center. Basically, it's only open for lunch and Tuesday bingo. Support groups, dances, and classes of learning would be nice.
19. Heated indoor pool (even though I've heard Cyd say the cost is too much for the city so likely won't happen, it'd still be amazing!
20. Actual restaurants, not fast food.
21. None
22. Indoor pool
23. More restaurants! Fiber internet that isn't owned by Comcast!
24. Indoor swimming pool, Racquet ball courts
25. We love it the way that it is right now.
26. Splash pad
27. A police force that patrols the neighborhoods.
28. Don't know
29. Trader Joe's, Whole Foods Market, nice roads with night lights
30. Affordable city services and well maintained roads.
31. I would like to see a city government with a low profile. If the profile is low, the businesses will come because they can be confident in their tax liability.
32. Indoor swimming pool!!!!
33. None I can think of at this point.
34. Bigger library
35. A nice indoor pool at the rec center
36. Outdoor basketball
37. Am satisfied with what is currently available.
38. Costco, Chick-fil-A, splash pad/park at old pipe plant

39. Indoor swimming pool
40. Pickle ball courts
41. Frozen yogurt/smoothie shops
42. Sam's Club
43. Dog parks and family fitness classes, for the whole family
44. Sporting goods store
45. More nice sit down restaurants.
46. Crossing guards or school zone (20mph) at central elementary school
47. Improved roads. Outdoor mall like Riverwoods in Provo. Unique restaurants and pedestrian traffic for revitalized downtown area.
48. Sit down nicer restaurants. Music venues.
49. A larger library and more open space.
50. Community Garden! It will help gain Community connections, education, habitat etc.
51. Skate park, splash pad, beautify parks, bring in more shopping and nicer restaurants. We are so far from everything, it would be nice if we didn't have to drive so far. Indoor swimming pool with slides and fun things like a lazy river. New roads in a lot of the city.
52. Youths services, to help keep our kids off of the streets and pointed in a positive direction. Entrepreneurial classes, S.T.E.M. Learning opportunities, physical activities...
53. Frozen yogurt
54. Sports teams...youth
55. None
56. Chick-fil-a More dining options
57. We need more retail to ease the tax burden on residents
58. Trader Joe's
59. Health grocery
60. None at this time.
61. Parks
62. Trax out to PG
63. Redo the parks with fun playground equipment. Don't want to have to always go to Discovery Park. See what Orem is doing with parks and copy.
64. A pool available year-round!
65. Indoor pool for year round use
66. Better library
67. Table service restaurants. Bowling alley. Water parks for kids.
68. Facilities for the performing arts.
69. Indoor swimming pool.
70. More open areas
71. Better roads.
72. A year round pool at the rec center
73. No preference
74. Dog park/splash pad at Anderson Park
75. Police presence
76. Better restaurants
77. More restaurants would be nice
78. Indoor pool and allowing wonderful places like Hee Haws to stay!
79. More community classes.
80. Dave and Busters or similar
81. More sit down restaurants
82. Access to maintained ATV/UTV trails
83. Updated and revamped rec center, indoor pool
84. I really miss the promenade.
85. Please paint the street lines in reflective paint that can be seen during wet weather.
86. Upgraded Rec Center with an indoor heated pool, Cheesecake Factory.
87. Indoor pool, more indoor recreation stuff
88. Renee Farris
89. Indoor swimming pool that swim meets could be held at. We swim at AF Fitness center for year round swim team. Thus we pay for family pass there. It would be nice to keep monthly fees and other fees in our city.

90. None
91. Lower property taxes and utilities! Rather have less amenities and lower cost of living here
92. Downtown mix of high density housing and dining/entertainment options
93. More commercial establishments
94. I would like to see the city provide for our current needs such as improved roads & infrastructure
95. Swimming pool
96. Safe bike lanes
97. More restaurants, splash pad, affordable housing
98. Freddy's, Chic-fil-a, splash pad, dog park
99. A bigger library would be nice.
100. Indoor pool, racquetball courts
101. Fine dining and upscale restaurants
102. Year round pool facilities for the rec center.
103. More nice sit down restaurants
104. More sit down fine dining options
105. Jewelry making, fun date nights, places to mingle and drink
106. Better/more restaurants, retail shopping
107. Sidewalks and cleaner gutters/streets
108. Hooters
109. An indoor swimming pool would be a great addition.
110. More Dining, sporting goods, businesses such as law offices, accounting offices, health industries, drs massage places etc.
111. Harmons and Trader Joe's would be my choice of businesses.
112. A good library with proper space for programs, city art center, and swings at downtown park
113. Bigger library, year round pool, amphitheater for performing group or plays
114. Designated Off leash dog parks please
115. A Sprouts grocery store
116. More dining options
117. Indoor swimming pool
118. More dining options not just filler fast food joints
119. Most of the dining and shopping is done out of town. I would like to see more businesses by the freeway or state street but only if we can handle the traffic.
120. Farmers market, more dedicated walking/bike paths
121. More retail in downtown area, theater, significant road improvements.
122. Restrooms at Kiwanis park and Grove Creek trail head
123. I'm fine
124. Sam's club, sit down restaurants
125. More parks. The closest one to me is almost a mile away (there isn't much at the Grovecreek and Dalton area
126. Chicfila
127. Sam's club., More restaurants
128. None, I'm ok going to AF or Orem if I can't find it in PG
129. Year round swimming facility
130. Private schools for a better elementary education. We drive 20 minutes away to go to school, in a different city because of how poorly our public education system is performing.
131. UTA trax station nearby, nearest is in AF
132. No more building please
133. We NEED an indoor pool for our community. So tired of having to go elsewhere for this service.
134. The traffic lights need to be fixed to only green arrows on left turns during high traffic times. Only a few cars get through when there is a steady stream of cars
135. Soccer fields
136. Better restaurants
137. We would like to see the Pleasant Grove pool in closed so that it can be used year-round.
138. Better pool area (Lindon)
139. Spaceport
140. More cow and sheep pasture

141. A year-round indoor community pool would be wonderful.
142. A big splash pad
143. Having a Target here would be amazing
144. A Sam's or Costco
145. Good roads
146. More healthy restaurants, more road bike trails to businesses
147. No more chain restaurants, Quick quacks, Starbucks, I would rather see small businesses, cafe's, parks, recreation, farms, open space
148. Better roads. Not currently available
149. Non-bumpy Roads
150. Better roads and plowing for safety
151. Better quality restaurants; don't add chain restaurants
152. Big box that is not Walmart. Actual retail stores.
153. Shops, food, so much more than what we have
154. Indoor pool
155. None
156. Additions would have to be maintained at a cost. I'd rather keep my money for my family than to pay taxes.
157. More sit down restaurants!
158. Google Fiber
159. Faster north-south and East-west routes in the city. 35mph plus feeder routes
160. Dairy queen, planet fitness and movie theater
161. More restaurants.
162. More nature areas
163. More sit down restaurants, outdoor retailer, splash pad,
164. Not really
165. Variety of dining if you have to build don't make it more houses, churches or townhouses
166. More bus transportation further east.
167. Places to eat and family friendly entertainment options
168. A Costco or Sam's club.
169. Expanded library
170. I don't knowwe have all that we need. and if it's not here it's close.
171. A great floral shop downtown, less congestion on Pleasant Grove Boulevard, valley Grove business park has serious access issues during peak times
172. I would like to see a Splash Park. I would also like to see more playground equipment at Mahogany Park.
173. Cheddar's Scratch Kitchen, Fazoli's, Steak n Shake, Taco John's,
174. Just fiber internet. Can't think of any others offhand. Just need to get fiber finished and take care of what we have.
175. Indoor pool
176. More dog grooming
177. None
178. More restaurants and shopping
179. Can't think of any
180. Pave the existing roads.
181. More dining, doesn't have to be "fine" dining but nicer than Costa vida, etc.
182. Splash pad for kids and families
183. LEO and FD have finally been taken care of. Rex Center and pool are OK. Library needs help, if warranted by patronage.
184. Sit down nice restaurants
185. None
186. More parks, a splash pad. More activity businesses, like mini golf, arcades, etc.
187. See below answer. It's my #1 complaint about PG.
188. Lower taxes and more irrigation water.
189. More restaurants trader Joe's cheesecake factory costco home-depot
190. PG pool could use an update
191. Put a bubble over the pool like AF so we can use it all year.
192. Dog Park
193. Indoor pool with the rec center
194. Better cell service, more options for high speed internet, maybe a few more commercial options outside of the main roads

195. Indoor pool
196. Indoor pool
197. Golden Corral
198. Resources for low income families to have access to community resources like the pool and rec center.
199. None...you need to stop spending taxpayers money
200. I'd love a pool like the Lego Legacy center
201. Indoor public swimming pool
202. Fiber-optic internet
203. A covered swimming pool for the cold months.
204. In n out
205. Retail stores, restaurants.
206. Costco
207. Internet services
208. We have a good mix of industry and dining options. Good job PG!
209. Outdoor retailer more sit down restaurants
210. Restaurants. Costco. Cabelas. All the businesses we should have welcomed 20 years ago.
211. Not sure - we have a good city council though. Lean on them.
212. Good retail. I hate having to go to Lehi/AF or Orem for this.
213. Indoor pool. Splash pad
214. More restaurants and shops on main street! What a waste of a potentially awesome fun downtown!
215. Splash pad
216. Indoor pool. Splash pad(s). Smith's Marketplace. More/better sit down restaurants.
217. Costco, Williams Sonoma, Orson Gigy
218. Special needs rec programs
219. None
220. A large sports complex. As parents, we are always driving our children to Provo, Orem, or Lehi for their tournaments and upper level sports activities. It would be nice if our city had these facilities.
221. More sit down Restaurants
222. A dog park would be wonderful
223. Less auto stores. More dining options.
224. In-N-Out, an ice rink for figure skating, hockey, etc.
225. Splash pad. Sit down restaurants.
226. Better internet access
227. More restaurants and retail
228. Indoor pool or better care of outdoor pool
229. Splash pad, more parks (open grass areas)
230. None
231. Better public transportation
232. Chick fil A
233. Cheesecake Factory, Costco, splash pads, parks, better roads!!!
234. More sidewalks.
235. Chick fil A, indoor pool, sports complex and more parks.
236. A convenience store with a gas station north of 1100 North and East of 600west.
237. High end restaurant
238. Like the parks and rec available
239. Dining, retail shopping
240. A dog park
241. Ice cream shop and more restaurants. Dog park. Walking trails.
242. Indoor/covered pool, a front runner station
243. More dining options
244. Better roads
245. Sit down restaurants like steak houses. Splash pad. More shopping for department store type goods.
246. Splash pads.
247. Splash pads, nice parks, better roads and sidewalks

248. To make downtown more inviting and a place to gather, I'd like to see at least a brewery and a coffee shop along with more walk/bike friendly streets with sidewalks, bike lanes, and bike racks.
249. I would love to see downtown PG revitalized and Test Out give up its monopoly on one half of downtown. The addition of a brewery and another restaurant or two in DT PG would be awesome.
250. Used bookstore, cafe style restaurants
251. I'd love to see somewhere fun and safe that teens can hang out close to or on Main st. A dance hall maybe? Renovate the old theater into something fun for all ages.
252. Bookstores, malls, etc.
253. More entertainment, sit down restaurant options, open up main to small business owners.
254. In door pool and bigger library.
255. Indoor pool, mini golf, bowling
256. 1 or 2 quality restaurants

QUESTION 9.a: How satisfied are you with the parks, trails, open spaces, and recreational facilities and programs provided in Pleasant Grove?

1. Mt Mahogany park could use some improvements such as pickleball lines painted on the sports court and a portable net (that can be moved when used for basketball) and some additional playground equipment.
2. I think there are a ton of options and far closer than it has ever been before
3. I wish our Rec Center had an indoor pool, but not at the expense of getting rid of the current outdoor pool. I also want more square footage to the Rec center.
4. Some good trails, with the growth all rec spaces are crowded
5. More neighborhood parks
6. Indoor pool
7. There simply aren't enough of them nor is the variety comparable to other cities. We don't have a splash pad, nor do we have parks with new and exciting amenities.
8. Nice clean parks and access to the mountains
9. Love PG rec center
10. The recreational availability in the city is great. The quality of roads to access them need to be improved
11. We do have wonderful parks and amenities here in PG. PG and the community has been putting a lot of effort into beautifying and restoring many of them. Keep up the good work!
12. There are more opportunities than I take advantage of. I think more shade at Veteran's Park to make the playground more usable
13. I think the city ought to be more willing to host tournaments in our facilities. It brings business to the local food and retail outlets.
14. Need to make more services and activities for the senior citizen
15. Always happy to see improvement but they are doing a great job!
16. I have to drive / walk to them
17. Our swimming pool rec center is a joke. We go to other cities instead
18. Again it's a maintenance issue. Some are better maintained than others but for the most part it's hard to walk to them because lack of sidewalks and big kids running the little kid sections. Keeping the older kids off in the middle of the night would help a lot.
19. The parks and trails are pretty nice as long as you're not trying to actually travel anywhere and just want to enjoy being outside
20. Age related.
21. Pleasant grove has ruined the foothills above 1100 North and North of. Now I understand PG is talking about Paving the trails? How about Paving our roads instead.
22. I like the Murdock Canal Trail and the existing parks. I like the idea of the Rec Center, but I don't use it personally.
23. The hiking trail at Battle Creek Canyon has almost washed away it was closed for so long you thought they were doing something amazing! The parking lot at battle Creek is a mess and the whole foothill situation being sold for housing is not right.
24. How much money has been spent on parks that a fraction of PG citizens will use while our roads fall further and further into disrepair?
25. I think the city should pay for them as bonded, line-item voter initiatives rather than being financed by deferred maintenance that creates a back-against-the-wall requirement to raise taxes later.

26. I love that we have almost everything right in our community, except an indoor pool and splash pad area
27. We don't use them at all. Other cities have had better options so should pay attention to what PG has to offer more.
28. Wide open spaces are dwindling for housing projects.
29. I don't think there is enough open space
30. Parks are ok, could be maintained better. Vineyard does a good job of this.
31. Am happy with the community involvement as is.
32. Access to foot hills trails and maps of the trails.
33. Love it!
34. I appreciate and use the trails that are available. The trail around Discovery and Manila parks needs to be redone, not simply resurfaced. It is uneven with large cracks and many large bumps and divets. It makes the trail less safe to use, especially for the elderly who often use it, and especially in the winter when ice accumulates in the bowls that have been created.
35. We could always improve, but what we have we good.
36. Need more parks and fewer high density housing projects.
37. For what I use, it is fine
38. Funding for fixing broken roads and side walks would be ideal for safety.
39. The rec needs more activities, indoor pools, slides, lazy rivers like other cities. Are there programs offered in PG? I would love to see fun community classes. I would love the city to maintain and build more old looking shopping areas to fit Main Street. The west side of main is ugly.
40. We could always use more.
41. It's perfect, and indoor pool would add!!
42. Parks are good but we need better run programs. We could use soccer fields
43. There are a number of parks close to our home and the Murdock trail is too
44. Would be better if people cleaned up after themselves
45. Need more soccer and baseball fields
46. There are very limited sidewalks near my home
47. I'm close to Grove Creek trailhead
48. We enjoy the rec center and the Murdock trail, but the nearest convenient public green space is an elementary school. Also, we enjoy the Veterans Memorial pool but would appreciate a pool we can access year-round..
49. We love the Murdock trail but wish there was a splash pad nearby so we don't have to drive to other cities to enjoy that amenity.
50. Get an indoor pool.
51. There are not enough parks
52. I love living next to the biking trail. It plays a big part in keeping the community close and helping to keep mental and physical health. I see many people walking or biking together from around this area.
53. The city is doing a great job
54. I love the new park on Main Street, but I can't walk to it. I drive.
55. The more, the better
56. I like the parks
57. We need more. Bigger/updated playgrounds. Places where the location isn't next to 4 ways stops. A Splash pad/dog park!
58. Would be nice to have a rec. Center type facility in the growing Manila area by
59. Murdoch canal us overused and no common sense use. Was much better before it was paved . Loss of water source for fauna and birds
60. I do think that we have quite a variety of things available. I love to have more
61. We have two parks within walking distance
62. A lot of the park playgrounds need an update (like Veteran's Park)!
63. Love Murdock trail and Parks. HATE the rec center. Feels dark and sad when exercising, feels outdated
64. Battle Creek Park at one time was going to get an amazing transformation. I'd love to see that happen. And, I'd love to walk down the road on actual sidewalks.
65. More bike trails would be welcome
66. The parks and trails are awesome but the rec center needs updating.
67. I feel there are plenty of recreational opportunities here.
68. Love bike trails!
69. I wish the pool was year round

70. Recreational facilities should be self sustaining and fund themselves instead of taxpayer funded
71. I really wish we had an indoor pool. I go to Orem rec because PG doesn't fill my needs
72. Landscape design in parks is largely non existent.
73. Would love to see more parks
74. I like what we have but we need more. The Murdoch canal trail is very crowded and busy.
75. The development of the old pipe factory into a park should be carried out. Also, sidewalks along main thoroughfares should be put in to facilitate walking and biking. I suggest on the following roads: 600 W from Center Street to 2600 N; Center Street from State Street to the Murdock Canal Trail; 200 S from State Street to the Murdock Canal Trail; 500 N from 100 E to the intersection of 1100 N / Grove Creek Drive; 1100 N from the intersection with Grove Creek Drive to North County Blvd.; 300 E from 1100 N to 200 S (this would facilitate schoolchildren from Grovecrest School, PG Jr, and Central Elementary twice per day as well); 500 East from 200 South up to join it to the Murdock Canal Trail at 500 E / Murdock Drive.
76. The city is getting better at offering family friendly activities but there's room for improvement
77. I think we need more of them. It feels like we are losing these spaces. Couldn't we put a park where the orchard is? Why did the city approve more houses.
78. There are not a lot of parks in my neck of the woods with tables etc.
79. The parks and trails are okay. The rec center could be much better with better programs
80. Self explanatory
81. There are many outdoor parks and trails nearby to use
82. Constantly see updates/news about trails and recreation. I know of three parks within 3 miles of my house.
83. I think we are pretty balanced. Would have liked to see an indoor pool or upgrade to the current one. Also some upgrades to existing city parks like better shade options at ball parks like the dugouts and seating areas
84. We could use more parks. The Murdock trail is awesome but busy. Another trail might be nice.
85. I use those that already exist
86. Kiwanis park has more traffic at night after 7 o'clock up until after midnight there's cars coming down from Kiwanis Park it's not patrolled and there's no gate and there's no speed limit people fly down the road
87. The hiking trails and Murdock canal are great, but there are no parks w/in walking distance w/in 1mile to my home
88. We could use a few more public places.
89. I don't use a lot of these things so I'm ok with what we have
90. We love the Murdock Canal Trail and use it daily.
91. Lots of options
92. Wished we could plant more trees in the park.
93. We could do better with maintenance, but overall I am happy
94. We love living against the mountain and having open space behind us. (Cherokee Dr.) I'd love to see battle creek/kiwanis park and other trailhead kept up better with more clean gathering spaces and perhaps parks
95. I like the parks and recreation offered.
96. Pleasant Grove has done an excellent job in putting Parks in residential neighborhoods. Also we like the bike trails.
97. There are a lot of these types of resources in Pleasant Grove. Unfortunately, it seems most are on the Western side of PG. Show some love to all the new residential areas east of State St.
98. I do wish there were parks by some of the trails where you could stop and enjoy a lunch or something
99. We are not taking care of the city's infrastructure (i.e.ROADS) to keep Pleasant Grove from developing a ghetto feeling
100. The rec center is too far from my house. There are not enough soccer fields. I would like to see more community education programs as well.
101. Where I live there is to much traffic condos, apartments, state street is extremely loud, and there are no parks close. It's not a very peaceful place to live
102. Give the parks department the money that the need to do their job well
103. Non-bumpy roads
104. I have easy access to hiking trails and Murdock canal trail

105. I love the trails close to my home but the Murdock canal trail needs to be monitored much better. The cyclists (not people riding for fun or a bit of exercise, but road cyclist) are extremely aggressive and rude for the most part. They really don't care who else is on the trail. They act like they own it. AND, they very very rarely stop at any of the stop signs at crossings.
106. Need more
107. I live next to Discovery Park and don't use it because there are too many entrances and exits where my kids could get out or someone could get in and take children. I need 4 adults to be available to watch my kids play so they can be safe.
108. Some sort of splash pad would be good to have.
109. We have plenty of parks. I don't suspect more would be utilized by the majority of citizens, but I could be wrong.
110. Improvement to the public pool has not been a priority and it should be. A bubble over an improved pool would make it useful over the entire year. Pools are not just recreational but needed re-hab facilities for an aging populace as well as others who need non-weight bearing exercise. This part of the public has been ignored for decades in Pleasant Grove.
111. We moved here due to the rural nature of the community, but it has grown being that and is no longer peaceful. Roads are busy and noisy, too much construction, et. al. To be able to enjoy green spaces and trails
112. The wood park is not nearly as great as it used to be. Splash pads would be great. More Shady areas to walk, picnic, fly kites etc.
113. There's not any dog parks within walking distance of 500 East and Center Street.
114. I'm happy with what my kids have with recreational activities and the coaching I've got to do the last 15 years. I love this community and what we stand for.
115. Dog park would be nice
116. We have enough
117. Would like parks closer to my home on east side
118. Discovery Park and the main street park are great. Murdock trail is great to have but I have to drive there. My local Mt Mahogany park could use some more equipment and needs grass restoration. The rec center is nice though I would like to see a few more sports programs year round. The swimming pool has good swim lessons and a fun slide. I would love to see some updates or added features to the pool.
119. They're delicious and would bring in revenue from other cities.
120. Discovery Park needs painting
121. Love the Murdock canal
122. We have easy access to parks, trails, and rec
123. Things seem to be pretty much ok.
124. Again - you keep putting in high occupancy housing with no outdoor play areas! You can't have one without the other.
125. Money is spent on parks and trails while the road in front of my home is full of potholes and cracks.
126. Would like the rec center to be updated and more affordable
127. Park is wonderful.
128. We live near Harvey park and Manila pond and Murdock trail so it's an ideal location
129. Anderson Park and upper Battle Creek Park (Kiwaniis Park) definitely need improvement
130. Indoor pool
131. They're accessible to those who wish to use them.
132. Rec facilities have NO access for low income families.
133. Never use yet i have to pay taxes for them
134. Love the parks here
135. I like the Murdock Trail, Discovery Park, and Manila Pond. I'd like to see the old pipe plant fixed up.
136. Parks are not kept very well. It would be nice to have adaptive or special needs programs
137. Love the pool and Rex center kids sports programs
138. There are many activities to choose from with the parks, recreation facilities and hiking, biking trails.
139. Not a lot of trails
140. Want more
141. Indoor swimming pool please!
142. Love the parks/trail systems! Would love to see more

143. Never used
144. I think that some of the trailheads and parks could be maintained better.
145. What I love most about PG is how close we are to trails and parks!
146. I wish they would do sale price rec passes other than in January (worst month financially!). Indoor pool and/or splash pads are so needed. Some of the parks need better shade, especially around the play equipment.
147. There's always room for improvement
148. More options would be nice
149. Good parks mountain trails and rec sports
150. We need more small parks in the residential areas and also a large sports complex on the undeveloped west side would be great.
151. I believe the quantity of parks is sufficient. I would prefer to see better quality parks.
152. I enjoy the rec center
153. We need more trails and green spaces.
154. We should bubble our pool in the winter. The PG swim team goes to AF everyday plus it could bring in year around money with out committing to a large indoor pool expense.
155. Everything is great
156. They are starting to get a little to crowded
157. Love the canal trail and hiking trails
158. The pool is nasty every time I walk in needs a major overhaul
159. Would like more parks and trail options
160. Murdoch is great but so congested. That's a good problem
161. We have sufficient for our needs
162. We have a great recreation program, but limited rec facilities, limited parks, and no viable sports complex.
163. Would be fun to have a splashpad at Manilla Park
164. I don't use the recreational facilities and only occasionally the parks
165. I don't really use any of them any more
166. There needs to be more walking trails
167. I like the open foothills for biking, hiking, walking. It bothers me land is for sale to develop around both the Grove Creek and Battle Creek trailheads.
168. We have great examples of doing it right like with the murdock canal bike path and the Valley Vista trails. Our parks are good. Getting to and from those examples of good is hard. No consistent bike/walking paths through the city, the bike lane that are really just shoulders of the road are full of gravel and broken glass. Connecting the open spaces together with a network of trails/paths that are human friendly is needed.
169. There needs to be more open spaces saved in the few areas that aren't developed throughout the city.
170. These areas are becoming overcrowded and dangerous. Creepy individuals lurking about. A massive influx of dogs. Pets are great but I prefer not to be tripped by your "nice" dog when I'm trying to enjoy a trail. However if a dog doesn't trip you you're likely to be run over by a cyclist.
171. We have 2 great hiking trails Battle Creek and Grove Creek, an amazing bike trail system, the canal, plus all the parks I feel like we are pretty lucky.
172. Wish people would clean up after their dogs.
173. I think we have plenty of these things.
174. More open space that is maintained
175. PG seems to have fewer parks than other cities, but I'm not a heavy park user. I frequent the Murdock Trail quite often, though.
176. Great rec center. Parks we do have are good but not enough neighborhood parks. great rec programs for all ages.
177. There's a good balance right now, but open space seems to be going away quickly.
178. We need a year round pool.
179. There aren't many parks around here. I can only think of 2 within the city limits.
180. Enjoy the trails, Murdock trail, rec center
181. I live on the west side of Pleasant Grove, so all the best recreation sites are a drive. But I am pleased with what is available, I just can't walk or send my kids
182. Many cities around us have super awesome parks and splash pads and rec centers with indoor pools
183. The valley vista trails, murdock canal trail and parks are great! However, they're not super well-connected with sidewalks and bike lanes.
184. We live near the Valley Vista Trails, and we are so appreciative of the efforts of PG to embrace, expand, and maintain these trails. Thank you so much!
185. There's not enough

186. I feel that most are well maintained, lots of options. Biggest thing is I would love a park within walking distance (we're near grove creek canyon), but it's not a huge deal.
187. The parks and trails are great. The rec center is already too small for our community. It would have been great to add an indoor pool.
188. We don't need more pickle ball courts!
189. This is what I love about PG! I would love to see more trails for running/biking though. Especially in the mud hole area. I do not like running on the streets but it is all I have close by.
190. I thought I saw a sign near Battlecreek showing that the land along the shelf had been sold to a housing developer. But now the sign is gone. Please do not develop along the shelf - leave the trails! Also, please improve the Battlecreek park area.

QUESTION 12: Do you have any additional comments or concerns regarding Pleasant Grove's future?

1. We are overcrowded and cannot handle the amount people we have living here, especially when it comes to traffic. Trying to get into the freeway between 4 and 6 pm can be a nightmare.
2. Yes. To hold off on future high-density housing until city support services and utilities (especially water) are determined to be sufficient for existing/already in development housing units in the city. Also, continue road improvements.
3. I feel like we need high density housing because houses are unaffordable. I'd rather not have apartment or condo complexes, but I don't know what the alternative solution is either. So much for the "city of trees". I miss the PG I grew up in. People used to know each other because the city was a certain size and we had that "small town" atmosphere. Bringing in too much development has ruined that. We have a lot of shops in neighboring cities, we don't need a lot more expansion in way of businesses or shops. Focus on making what we have excellent instead of overburdening our budget by doing too much too quickly. I think fiber was an awesome decision and will improve digital equity for families and students. I think a covered year-round pool would be incredible and is long overdue. I think improving the roads/sidewalks would be fantastic. I think leaving TestOut alone is important. Or find a way to work with them instead of being a mob and essentially making it an unfriendly environment for them. We are better than that.
4. Just realize that pleasant grove isn't a small town anymore. Things have changed whether we want them to or not and that means some people will be unhappy no matter what we do. I would love if somehow we could keep some of the orchards that made this place what it is though.
5. Historic downtown plans need to be realistic given there is NO significant traffic flow relative to the traffic flow of State Street and PG Blvd. Instead of chasing the past trying to make this area a reincarnation of its former self, focus on things that can survive as a non-destination, traffic dead-end locale. City offices with parks and restaurants so support the lunch crowd are likely the best option given the constraints. It will never again be a destination for retail businesses because it's out of the way from a traffic flow perspective, if not purposefully avoided. OR, you need to get serious about making it a destination point. Bring in a movie theater, restaurants, and parking and it will be a magnet.
6. We need to preserve our historic buildings and heritage and grow retail downtown and elsewhere. We can do both. We don't have to tear down everything old to get more retail downtown.
7. DO NOT TEAR DOWN OLD SHOE SHOP!!! PRESERVE IT FOR HEAVEN SAKE'S!!!! IT IS ONE OF LAST OLD HISTORIC BUILDINGS DOWN TOWN!! These beautiful old structures are what make our downtown HISTORIC!!!
8. Take care of ALL roads. Quit redoing the ones in good shape.
9. "Water concerns/density housing. With all the multi family housing being built (west PG) will we have enough resources to accommodate everyone without having to ration water. City streets are horrible, needs improvement "
10. Honestly, repairing the roads, which I know is huge, would make a lot of people very happy
11. PLEASE fix the roads! The street I live on has not been re-paved in the last 25-30 years. The only thing done is very poor filling of holes in the asphalt(hole filled and 6 months later, it's back.)
12. We need more duplexes three bedroom duplex
13. "There are things that we need to be more prepared for to better PG in the future. We have a lot of traffic here and our roads can't keep up with it and the city can't keep up with the roads. Getting onto the freeway is a nightmare during certain parts of the day, we really need to see if there's a way to add an extra lane so more cars can enter the freeway. I don't have the solution, it is a problem though. I would like to see PG stay with its country roots, by keeping downtown buildings smaller and using materials on them and the

businesses that would keep it looking like a country town. I do understand that business and growth help our cities economy, I would like the growth to keep the country feel in the downtown area and bigger growth to stay out by the freeway. The economy is really hard right now for so many people, so I do think it's important to be prepared for what may come, so we may need better bike lanes for those who may end up without transportation. Water seems to always be an issue here, so I feel like the city hasn't prepared for the growth we have, so adding more right now may not be wise until this is fixed. Not sure if we don't have enough water tanks or if they need upgrading? One other thing I would like to address about the water is that the city needs to stop giving out these tickets because someone's water is going off on the wrong day or the fact that sometimes water gets on the sidewalk. You make people feel like they are criminals. We all have enough worries that this should not be a stress in our lives. It's been so hard these last few years, people have lost husbands, wives, children, they have lost their jobs, etc. MOST people want to conserve water, they don't want to waste. How about helping people out by leaving some information, instead of a ticket, on where they can get help if they don't know how to fix or adjust sprinklers. I have a neighbor who lost her husband to a sudden heart attack, she knows nothing about the sprinklers or system. The sprinklers came on before they were suppose to and she about had a breakdown over it because of the harshness of the city. There has to be a better way to deal with this. Our city has adopted ""being kind"" and this needs to apply to the city as well.

I don't know what the future holds, I just know that we need to be preparing for what may come, so the city may need to be thinking of ways for people to get around easier, and keep things at a lower cost where the city can."

14. I believe it is a sweet little town that needs to spruce up the main downtown. Unfortunately, It is like many other small towns that has let the Main St. deteriorate. The park is nice but the homey feeling is gone on the rest of the street. Take a gander at Springville.
15. I appreciate the council and the city focusing on the future instead of trying to maintain the past.
16. "In PG I feel like they are trying to grow but not taking care of what they have. I have lived here for a good many years and watched several things fall into disrepair. Roads, the old rec building, and some historic homes that gave PG it's charm. The old rec building was used for many things that have been hard to bring back to the community. Learn to Maintain what you have before you start asking for new. Some of the new business that are here just bring congested traffic specially down by the freeway entrance. They are mostly drive by stuff.

Test out is different they came in and saved some of old down town PG, and they appreciate the charm. They also do so much more and should be treated better.

Lastly the speeders and noise makers on 200 s. I was told at one point by a police officer unless called in they don't patrol pass 1400. There are houses and families up there still and a whole bunch of hikers on a daily basis. There needs to be a way to slow down the speeders. It's a safety mater. Mayor Fugal said from a past meeting where a neighboring area was trying to get a speed bump to help a similar problem, "We don't do speed bumps." Ok no speed bumps but cars speeding in neighborhoods is an issue and it seems like no one wants to address it."

17. I know everyone complains about the roads but we need to think bigger than that. roads are easily worn when too many cars drive on them and right now the only way to get around Pleasant Grove is by car. I really want to use the bus and train and bike and I can't tell you how many times I've driven people to the train or bus stop. I really wish we had a bus go up 200 S and down 1500 E. if we did I would use the bus all the time instead of driving and probably never complain about the roads! Also if we focus on adding higher density housing, that will provide more income per square mile compared to sprawling single family homes which in turn will give the city more resources to build infrastructure. and this will make it easier for people to live in our city and support our local businesses.
18. Do NOT fund evermore in anyway! Repave roads completely instead of just patchwork that doesn't last, 2600 north specifically. Widen PG blvd from maceys to the freeway, that clearly was done by someone that didn't think about future growth. Crack down on unleaded dogs in neighborhoods. Better street lights in neighborhoods. Sidewalks on 600 west for both sides. Make us feel more secure, because some of us don't right now. No roundabout's. Make city areas more water efficient. Less grass around buildings with less water needs.
19. More police support in neighborhoods. Need road Paving, less on bicycle trails. Murdock trail needs to be monitored and bikers need to obey the laws-stop signs.
20. It has become obvious to me (and all my neighbors that I have spoken with) that our current city council is corrupt and only focused on their personal pet projects. There is no concern for affordability, sustainability, or fiscal responsibility. Step down and let true conservatives attempt to pull this city out of the ditch that it has been driven into.

21. I think a survey like this one would provide its reviewers more actionable information if respondents were given financial information that allowed them to make better trade-off decisions. When Obama Care was being debated, I remember a news interview where the NPR correspondent stated to the guest—who was opposed to socialized medicine—that recent surveys showed US citizens in favor of socialized medicine. The guest’s response was brilliant: I could do a survey tomorrow asking if people were in favor of being picked up by helicopter and transported to work every morning, and I would find a high degree of enthusiasm for such a program, but if I took the time to show survey respondents the trade-offs they would have to make for such a luxury, the survey results would be drastically different. Bottom line: I’m not sure how actionable your data is from this survey since people are always interested in more stuff. If you want good information, you need to show people the price tag.
22. Less multi-family dwellings!
23. We loved the small town feel that PG had to offer when we moved here in 2015. It was already growing but please don’t turn into a high rise place like Orem is. Too many townhomes are by us now and there’s such turnover! I’m worried that in just a few years we’ll regret the single family home we bought because the townhomes across the street are there. I worry they won’t be maintained, they’re all independently owned with not hoa, and the neighborhood will go to trash as a result. There’s already a lot of theft in their parking lots. Seems like single family homes would be a better way to preserve good neighborhoods, but not these million dollar monstrosities mansions. Is there not a decent affordable home that isn’t just a stretched out townhome smashed together on a penny sized lot?
24. I hope our current extreme drought status and traffic congestion concerns will be at the front end of any decision making with respect to residential development and future landscaping designs.
25. I think it is getting way over-built. And the roads cannot support such an increase in traffic. The freeway entrance needs to be made into 2 lanes to turn onto the freeway going north.
26. I would love to fix historic Main Street and build onto it, expanding the shopping and growth in that area. We need more good restaurants, shopping and attractions to beautify the city. Our city needs updating in a major way. Thanks.
27. Maintaining suburban/rural atmosphere that we currently have without property taxes going sky high.
28. Please use the old pipe plant for a park, possibly a splash pad park with tennis courts and such (look at vineyard slapdash/park as example)
29. Thanks for all you do!
30. “1) sidewalk expansion in areas that currently have no sidewalks
2) library expansion
3) playground accessibility at schools
4) more waterfountains with water bottle filling capabilities placed in parks”
31. We need to address road surfaces. I live in the in the Scratch Gravel neighborhood, many of the roads are in serious need of resurfacing.
32. Please improve roads and cut back on high density housing. More parks and revitalization of downtown is needed if you want any character. Otherwise, it’s just another sprawling mess of townhomes and car washes/dealerships like Orem has become.
33. Improve state street by insisting all businesses clean up their areas. Get planter, curb, gutter along the entire street.
34. Avoid more apartment development, statistics show increase of crime linked to high concentration of people. Keep it rural and natural
35. We need to help build Start-up businesses. This will bring outside money into our town and help secure growth. Start-ups also brings employment opportunities for others.
36. The downtown area could be excellent. It looks trashy and not well maintained. Really need to have more businesses there with broader appeal and draw like restaurants and shopping.
37. A robust arts program helps build community. It is nice that Hale Center Theater will build in PG. But a bigger venue for community plays/musicals, symphony, and other arts programs would be wonderful to have incorporated into downtown.
38. Just keep it small town friendly
39. “You should make it mandatory that developers have parks and trails incorporated into their design.
Thank you we love PG
40. Please fix the roads as we’ve been promised for years. Please stop high density housing which causes traffic jams. Please work on maintaining open spaces for all to enjoy.
41. No

42. Continue to bring in business to reduce the tax burden on PG residents. Fix the streets and sidewalks in PG's neighborhoods.
43. Fix Pleasant Grove boulevard so it does not go to one lane
44. The streets need to be replaced up by 1100 N and 750 E
45. Thank you to the staff and city leaders who work so hard to maintain and improve the city that has been home to us for generations!
46. Raising a young family the two things we would love would be a splash pad and a indoor swimming pool
47. "I would love to see downtown Pleasant grove kept safe. It's the heart of our community.
What makes pleasant so great is the community."
48. Stop building apartments and overcrowding PG. There are too many people here and traffic is a nightmare.
49. I would hate to lose the historic buildings and small town feel of Pleasant Grove
50. I love the small town, quaint atmosphere of downtown Pleasant Grove. I love the lighted trees down Main Street. I'd like to keep that type of atmosphere here. Any new homes being built should have large front porches and chairs for visiting neighbors. We should start a visiting hours activity where everyone knows they can step outside and visit with neighbors from 7-9 any night during good weather months.
51. ANDERSON PARK need updating! Easier access/parking or nearby street parking
52. We feel that we sort of lucked into this area, it has been both good and bad to see the growth! Huge homes on TINY lots is hard to see, though I realize many families no longer want yards and gardens. A loss for them.
53. Traffic, traffic, traffic. Why do we have so much office space going in instead of retail and restaurants? Why are the arterial roads so narrow? Why are new buildings built so close to the road (making it impossible to expand in the future)?
54. PLEASE don't postpone road improvements!
55. I believe it's important to bring in the right kinds of commerce and amenities to attract visitors and take advantage of the tourism dollars entering Utah while maintaining our community culture and history.
56. Biggest worry is building lots of apartments and rentals. And all the new build single houses are on top of each other with no yards. Would love to see bigger lots. Also updating the rec center so it's not so dark and sad. Painting the bricks white and brighter lights.
57. "I live in a cul-de-sac and it would be VERY NICE to see a street sweeper or a snowplow more than twice in the 22 years I've lived here.
And I'm a lifelong resident of PG. "
58. I pay for a library card in Orem,(more books) pay for family rec pass in AF. It would be nice to keep it in our community.
59. PG downtown needs to be more wheelchair friendly. The same thing with buckled/broken sidewalks. It's hard for my wheelchair bound husband to get around in many places.
60. We have one of the highest taxed cities in the entire state and have nothing to show from it roads & infrastructure are horrible. Trying to get on the freeway from Pleasant Grove Blvd. is a joke during the peak traffic times and getting off the freeway from southbound I-15 requires at least 2 cycles. How about timing these lights to allow traffic to flow?
61. People in pg like to complain about two things, roads and too much high density housing. Yeah, the roads are awful but we need more than single homes on large lots. My kids are young adults and they can't afford apartments without help. My daughter and son in law have 800 square feet for \$1600 a month! That's outrageous. They pay more for the apartment than our mortgage was for an 1800 square foot home when they were born. There's got to be a reasonable answer.
62. "Please stop building apartments. It doesn't really encourage people who care about the city to move in. Long-term home buyers are more likely to contribute to and care for our city and it's amenities.
Also, please don't build more public amenities unless they're going to be maintained. "
63. Scrap the old downtown area. It's old ugly run down and useless. Put in some multi unit affordable housing with park like modern design. Face it, PGs best feature is it's a peaceful low crime nice city... let's build on that and make it a place ppl really want to come live, not some lame "historic" preserve. There are good places for that but PG is not it.
64. "The library should be much bigger.
There should be a concentration on single family homes and especially starter homes in order to make sure that Pleasant Grove is drawing in lots of families. The US Army Reserve Center (405th Civil Affairs BN) should either be cleaned up and used, or repurposed. It's currently an overgrown eyesore. "

65. It seems there would need to be more reason to be downtown before you worry about traffic calming
66. We need some of the streets redone. (Asphalt). There are some seriously awful ones!
67. Resurface nearly every road in PG. All roads east of 100 E are horrible. This should be the #1 priority. And we should use better crews than are currently employed. Even when a road is resurfaced (eg 1100 N) they cut holes in it to replace manhole covers and set the covers too low creating new potholes. I've never seen such terrible roads in a city before.
68. Maintain a good technology structure such as fiber and what ever the next big thing is. Joule Boxes for power production would be nice.
69. Not at this time
70. There is very little for the young adults and teens in Pleasant Grove but there is a lot for young families and the elderly. It would be nice to see that change and to be recognized by my city.
71. "Our roads needed repair 10 years. They are the worst of any big city in Utah County.
I had to go to the hospital in an ambulance to the AF Hospital. The EMT couldn't start my IV because everything was bouncing around."
72. PG has plenty (too much) of med-high density housing. Needs to provide better balance with more larger lot single family homes and incentives to clean up or rebuild on rundown properties
73. Slow the population explosion. Take care of the existing residents. Keep the big business district by the freeway or state street. Synchronized stop lights on state street. I hate waiting 3-4 lights to get through due to so much traffic. Repair, and build our roads to help traffic congestion.
74. The roads are terrible, uneven roads, pot holes, etc
75. Not at all
76. Controlled growth for the resources we have.. I support the drought tolerant single dwelling landscape.. I support the growth community parks, open spaces and building in a planned rate that keeps pace with the resources we have. I support our city's firefighters, police officers and city government.. we as citizens of PG have felt up on the bench have felt ignored by not having a speed limit signs and speed bumps in place to help slow the of people who race up and down our part of the streets going up to Kiwanis Park. We have had to replace our front yard fence because of drivers going to fast down the hill and hitting our fence then driving off. if the park is closed at dark then it needs to be enforced. But it hasn't.. The traffic up and down the hill is increasing and the cars speeds are also increasing. The times of traffic starts early and it goes on way after 11:00pm at night and it increases every year.. It is so disappointing that we are never heard...
77. Please continue our small town feel and community. It's what sets us apart from other towns in the area and makes me want to continue to live here.
78. Road conditions are my biggest concerns
79. 1000 S is extremely dangerous. TOO MANY drivers (teens & adults) speed at excessive amounts because it is not monitored, there are no speed bumps and it is the only thorough fare from the East side of PG and Lindon to any main roads.
80. Please preserve and revitalize historic structures and keep large old trees.
81. "Would love to see them plant flowering trees around the mount mahogany park trail like the state capital. Have a "adopt a tree" for earth or Arbor Day. Stop high density building. We do not have the water, sewer or electrical to support it. Traffic is horrible and my family seems to stay home more because of it.
82. Look into downtown Rochester, MI and downtown McKinney, TX to see how we should be using our downtown
83. I realize growth is inevitable but I would love to keep a smaller town atmosphere where it's not frustrating to go places because of traffic.
84. Please add soccer fields somewhere in PG!
85. Please avoid past mistakes of making decisions that limited our ability to get a decent tax base and grow to support the people here. Also plan on building wide roads instead of keeping them too small especially entrances to the city.
86. I have not seen much improvement to the quality of life in Pleasant Grove over 35 years except for the addition of retail business. Bravo for that, but with those businesses the traffic has become faster and denser. No one should be walking or crossing the street because of the speeding and careless drivers. It is frightening to see children and teens trying to cross any of the highly trafficked roads.
87. Great job on bringing Utopia fiber internet to Pleasant Grove! Please ensure that our city planning always keeps maintaining and strengthening our technology infrastructure among the list of our top priorities. As Utah County as a whole continues to become more and more of a tech industry hub, we

- must make the investments now to attract these future forward companies to Pleasant Grove. Our community would benefit both higher salary employment opportunities for our residents as well as vast potential for increased tax base revenue. It's a win-win!
88. Fix the roads. I've had family from out of state comment on how awful they are. It's an embarrassment
 89. The focus needs to be on the future, not the past. When the past was created, it was the future. We need to build something people will find usable 50 years from now.
 90. "My main concern is population overgrowth. It's ruining our town. We need to stop building so many condos and apartments.
 91. This survey is bullshit, city administration/city councils will do what they want, this survey is just patronizing the citizens into thinking they have a voice. Also, I fought for the councils side in the roads fiasco several years ago thinking that you would be dedicated to fixing them, but the city council completely abandoned the roads. And \$35,000,000 bond given to the Hale Theater? You know damn well that the city isn't getting any of that paid back, bad move.
 92. Need Infrastructure Fixed!!!!
 93. New leadership is clearly needed too! Stop treating PG like we're in 1980 and make us a city to compete with.
 94. Should save for projects, not bond for them. Stay out of debt.
 95. If we have the resources for parks and recreation, I would rather see those resources redirected to attracting and keeping top notch 1st responders (and no, I'm not related to any first responders. I just think that should be the priority).
 96. Please stop the growth or at least slow it down. There is too much congestion and all the added roof tops are making even newer roads over congested.
 97. Keep the small downtown feeling and keep majority of business Near the freeway.
 98. I appreciate a the PG civic leaders, police and fire department. Mayor and City Councilman. Thank you for your service.
 99. Fix the roads!!!
 100. Once again make a plan to fix all the neighborhood roads and not just the few main ones on the master plan.
 101. The city has talked about preserving/revitalizing downtown since I moved here in 1996. Frankly, it's not worth it. It's not that aesthetically pleasing and it's a very small area.
 102. Keep PG small. We live by the junior high and over the last couple years traffic is insane. People speed down the road, no regard for pedestrians or students walking .. it's a safety hazard. Parents park Willy nilly blocking and obstructing intersections, With PG growing this will only get worse. I used to love living in a quiet community, it's changing now and it's not a good thing
 103. Pleasant Grove is a great place to live and work! I would love to see more walkability and feel safe riding my bike.
 104. I love living in Pleasant Grove. The proximity to the mountains is lovely and I feel like there are good activities for my family. Development is happening fast and I would love to see single family homes on larger lots to help keep people here. I'd love to see downtown PG spruced up with some good business.
 105. Seriously NO MORE high or medium density housing. Our infrastructure CANNOT handle it. PLEASE!
 106. I wish it were easier to get from near the mountain down to downtown. Maybe some sort of public transportation that came up to the trail heads and made a few stops down to the center of the city.
 107. Please, no more high density housing
 108. Too much growth, it used to be a nice small town. Now it's being turned into a city, not happy about that at all.
 109. Please don't destroy our historic downtown area by putting in housing of any kind! You'll destroy the charm that people love about this area!
 110. Roads should be the #1 priority. Beyond that, keeping neighborhoods nice.
 111. PG is not AF or Lindon. It seems that our city is constantly trying to keep up with our neighbors that all have significantly different tax bases. We need to focus on what we have, not always add more, more, more. In my 25 years of home ownership in PG my city bill has gone from \$42/month to \$150+/month. PG used to be a less expensive place to live, now it is more expensive than other cities for less services provided! Please stop spending money that we do not have on services enjoyed by few (like pickleball courts). And please stop paying for a golf course that less than 2% of our population actually uses.
 112. Work on zoning violations. Sidewalks put in by grovecrest elem.
 113. My family loves PG! Please help us maintain the quality standard of living we enjoy here by not turning it into a metropolitan/business savvy area by flooding it with too much retail/restaurants/dense lower income housing.

114. Don't Californiaize pleasant grove. Keep the traditional Street numbering. Avoid awkward Street layout like at the Central Bank intersection.
115. PG seems to have little, if any, respect for it's history or past. We tear down and want new, expensive everything, whether it's needed, or not. (Ladder fire truck...)
116. Be more thoughtful about increasing taxes and fees you're killing people who don't make the money the counsel members do.
117. Roads, space, traffic, affordable housing
118. I am concerned about the high cost of utilities here. Our water/sewer bill has doubled in the last 10 years. Is there any way to reduce it?
119. Roads need to continue to be updated as many of the roads in this town are very bad.
120. Do something about dogs running at large. They run loose on the trails and in the canyons. Can't be good for the water table. Impossible to walk 20 feet without seeing a pile of dog poo.
121. I would like to see Pleasant Grove remain a small town environment
122. Do things that maintain house values and continue to make PG a place where everyone wants to live.
123. I say don't give much weight to this survey. Let people with degrees in traffic, and planning take a look at what we've got and let's build with the future in mind. Enough of these stupid big lots that are driving prices through the roof.
124. Green waste cans should be made available for residents who want them. Lehi has them, why not PG?
125. I would love to see more support for locally owned businesses. I see a lot of push and support for chain retail and restaurants but not much support for the things that are unique to pleasant grove.
126. If possible, don't sell out to a bunch of apartments and townhomes. And, as much as I hate neighborhood associations, we do need something to clean up all the hoarder houses....
127. Fixing the roads! My cars are constantly having repairs because they are damaged from the roads!
128. No
129. Parts of it feel safe others do not. Increased effort for residents to feel safe.
130. Repair roads. Fix terrible curb angles (ex: PG Public Library.
131. The high density multi family housing developments need to stop! I feel like half our population lives in them at this point.
132. "More BEAUTIFICATION: flowers, flowering trees, green spaces, power sweeping of main roads (gravel), more paths/trails.
 *Making main roadways (100 E, Center St, Main St., PG Blvd, etc.) more visually appealing.
 **Trash cleanup on freeway entrance/exit and medians down PG Blvd. More plant materials in medians please. Needs some care and PRIDE entering into our city.
 *More public garbage cans strategically placed around the city.
 *More neighborhood cleaning days. Recognition for businesses/neighborhoods cleaning and beautifying their areas.
- ENFORCING: no cars being parked on front lawns, trash/debris pickup, excessive weeds in front yards, etc.
- PG has great people! We just need collective PRIDE in where we live. "
133. Pleasant Grove has horrible roads. Every road around my neighborhood got paved a few years ago and they completely ignored my neighborhood in Noble Estates.
134. There is too much of an emphasis on high density housing in pleasant grove.
135. Please fix our roads. 1300 East is one of if not the worst road in Utah county and for the love of God stop with the multi level housing! Enough already!
136. Not at this time
137. "Traffic speed control is needed throughout pg"
138. 1100 n cars do well considering that it is mostly the bikers flying into the road without stopping. In the morning it is terrible coming up the hill when the sun is blinding you up the steepest part of the hill. Whoever said it was the cars doesn't live there.
139. I am very concerned that our historic buildings are being torn down and we are losing an important part of our history.
140. Roundabouts, traffic circles, yielding is better than stopping. More access/exit points on trails
141. I haven't seen the city follow through with the road improvement plan. It seems that projects keep getting pushed out and things need to be worked on.
142. Stop with the high density housing—there is plenty around. It is ruining the feel of PG. Stop tearing down historic homes. Stop trying to make PG Provo or Orem.

143. I'd love to see PG's Main Street treated like Provo's Center Street—preservation of its historic properties integrated into new retail and restaurant space. I feel that it's not either/or... we can keep PG's built history while also inviting in retail. I'm sickened that Main Street keeps losing its historic buildings (2 in 12 months). Main Street is the only historic district in PG... Please respect that zone and keep its historic buildings through requirements to developers.
144. Pleasant Grove will grow, we know that, but it has to be done with care for our history and to preserve the small-town community feel that brought many of us here.
145. Really hate that test out owns like half of downtown and makes it inaccessible to residents. I'd love to have more eating/shopping options downtown. Also, Pleasant Grove is the best place to live!
146. Test out is really bumming me out with how much valuable space they're taking up. I want to visit a cute downtown for a date night or meet up with friends. Creating a community gathering space around downtown shops will not only help our community but will help support small businesses. Fostering a vibrant, welcoming space with a brewery, coffee shops and restaurants will help morale for everyone in the city.
147. GET TEST OUT OUT! They are killing downtown's vibe.
148. Please keep the medium/high-density housing limited in PG.
149. I think it would be amazing to block off traffic on the Main st, block from center street to 100 south and create a pedestrian area (think Provo river woods style, or savannah, Georgia). Amp up use of the historic district, incentives for renovating historical buildings. Lots of different small boutique style businesses. Family oriented. Make it fun and excited so people want to go down throughout the year, not just for special occasions.
150. Again, let's put a stop to medium and high density housing. Can I just say, thank you for getting rid of the high density overlay by water gardens. Please, please, please keep it that way. I know it is easier said than done, but it would be great to get fun businesses in that area instead. Like having a mini golf course again or bowling. Maybe an adventure park or nicklecade. Something family friendly. Again, more parks, keeping up on maintaining parks, adding trails etc. That is a priority.

WEBSITE COMMENTS

1. Similar to rock canyon park in Provo, grassy park style modernization of grove creek basin. Disc golf course in grove creek basin and surrounding. Expand mountain biking trails in valley vista.
2. Please think about publicly funded sidewalks. There are many safety concerns for unmaintained or non-existent sidewalks around our city. Requiring citizens to fully front the cost of a publicly utilized safe walking space puts undue burden on people in our community.
3. We need to complete the designation of our foothills as a non-developable green belt from Cedar Hills to Linden. The Valley Vista Trail system, GroveCreek trail, Battle Creek trail, and Kawanis park are all a great start. Let's protect the beauty and natural recreational opportunities in our city as opposed to many of our neighboring cities which continue to allow unsustainable development creep up the mountain side.
4. As a city, we should be careful about expansion due to limited resources of water. We need to be selective in the type of businesses we encourage to make Pleasant Grove their home. Over development presents its own problems.
5. "I have lived here for 26 years In monkey town I love it here Except for the terrible streets parts with No sidewalks curb or gutter I have a electric wheel chair and would not feel safe On these streets. Pour maintenance on them my circle has paved once and crackle sealed 1 time and now has big open cracks that produce weeds growing in them. I just sprayed the weeds so they won't grow. I was told by the street department the street sweeper can come in and sweep it but that never happens. My first question to those running for city office is what are you going to do for our city streets ? Some of these streets up here the kids have to walk in the streets because they have NO Sideways to walk on"
6. We have enough high density housing. We need more single family homes that are practical. Not the McMansions that pop up everywhere. Housing is already unaffordable as it is. We need practical homes that families can be raised in and can live in long term. Not massive and not tiny but practical.
7. "I had this idea a couple years ago. I think the city should help plow down the land that lines the Murdock Trail. I believe of the home owners who have back yards that line along the Murdock trail should work on doing some sort of clean, eco friendly landscape to clean up the appearance of the trail and make it beautiful, like living on a place where you border a park or golf course. There could be some incentive. I think Pleasant Grove could become a desired

- community to live in with a clean and beautifying of the trail. I don't have all the answers but, it sure would beautify the experience of using the trail and the community."
8. "It is time we focused on needs and not so much on wants. We have a road problem here in PG (as you know). I continue to hear that the money is not in that budget. Well, you guys create the budget. The city money should be filtered to handle our road problem BEFORE we add more wants (such as pickleball courts, etc). Pleasant Grove used to be the best city in our county. We took care of our needs. Stop blaming previous city councils and just take care of it. Don't impose illegal ""fees"" to do it either. I dare say that even appealing the decision made by higher Courts that said this ""fee"" was illegal has cost more (legal fees, time, focus, energy). I am interested in the cost breakdown for all resources going into appealing that decision. How do I get that information? I would like a response. I want to know how much has been spent on the appeal. I also want to know the cost of the ""wants"" that have been added for the past 10 years. Thank you"
 9. We are new to PG, but every time we go to main street, I can feel the history, but yearn to see it more alive today! Are there any future plans to revitalize historic main street?
 10. "Mahogany Park 650 N 1010 W, Pleasant Grove, UT 84062, Plant flowering trees to tunnel around the track like the state capital. Have families donate and plant a tree for earth or Arbor Day. As you enter Pleasant Grove, have a strawberries made of flowered in the planter box like at Disney. No more multilevel housing, please."
 11. Can we get TestOut to move out of downtown pleasant grove? They are killing small businesses and have no place taking storefront property like that.
 12. Give the performing arts groups somewhere to perform. The Pleasant Grove Players have out grown the library, the orchestra has no were to perform as of now, and the library could use the theater space for their own community programs. There is a ton of industrial space being used as junk yards that could house a community arts building.
 13. I realize that Rec Centers & pickle ball courts are popular with the young in our community but I like to walk around my neighborhood when weather permits. But the roads & sidewalks throughout the town are in deplorable states & can be a fall risk for older citizens. When are you going to take care of the basic needs of the community & put the fancy, showy things on the back burner for awhile!
 14. "1. Roads 2. Sidewalks 3. Street lights. These are the things missing from this city. As one who walks a lot, my safety and that of other pedestrians would greatly be improved from sidewalks being installed on all streets. We are new to Pleasant Grove and wish that the city would improve these areas."
 15. Fix the roads. We have the most some of the worst roads in the state.
 16. I live on 398 W 900 N and the roads in my neighborhood are pretty bad. They keep putting tar on the cracks, but it doesn't really fix the problem. They need to be redone. I also think we need to slow down on high density housing. I know people need a place to live, but I doesn't think we need to build something on every inch of land. It is getting out of control.
 17. Please please please. No more high density housing. We are so over crowded in the city. The planning was not done great in the city. We now need to expand our roads so that it can accommodate all the high density housing. I heard they are ripping out all the medians planted with trees to expand now. That is such a waste of money. We could have planned better for that. Please no more high density housing. We have apartments by my house and they are rundown and the cops are there all the time. That's what the high density housing is going to be like in several years. Places no more.
 18. We need to fix our roads 1st before we spend tax payers money on other thing we don't need. Roads need to be fixed
 19. No more high density housing please! Pleasant Grove is becoming less pleasant because there are so many people here now!
 20. Fix the roads. It's that simple.
 21. 1300 East is by far the worst road I've ever seen ! We moved here two years ago and thought it was probably going to be on someones top priority. But two years later its worse! I have seen soo many people drive on only certain parts of the road because it's slightly better then the part they are supposed to drive on. This means driving on the wrong side, too close to the side walk, or suddenly slowing to avoid bad road and it's becoming dangerous. Since moving here we have had more tire problems then I have ever had before. Everyone that visits our home comments on the terrible roads and it makes feel ashamed of this beautiful city I love. I'm getting to the point where I will go dig up the road my self ,if you will come out put a new one down to replace it. I'm sick of riding like Indiana Jones every day. Give our city something to be proud of! Right now these roads are a disgusting, inflamed, and oozing pimple on an other wise flawless completion.

22. "My biggest complaints and concerns as with dozens of not most PG residents is the high density housing. Creating massive developments and each home is practically a townhome with how close it is to each other is a terrible way to build housing. Pleasant grove is know for the homes having a good sized yard with beautiful views. Do not allow housing developers to maximize and smooch houses together especially now that all the private land is being sold. It's so sad seeing the fields I grew up playing in gone and have 100 homes on it when it should only fit 50. My other biggest concern is corporate buildings. Don't allow massive buildings like those in lehi to come into our area. That takes away the hometown beauty of PG and it brings in way too much traffic. The worst thing lehi did was build silicon slopes and build too many corporate buildings in such a condensed area that now bottle necks the entire freeway."
23. "There are a lot of people in the disc golf community that would like to see Pleasant Grove City put in a disc golf course in the foothills (grove creek or battle creek) it would give that area a good purpose for relatively low to no maintenance. Slate Canyon and Rock Canyon in Provo are great examples of how to do a foothills course. There is a huge group of disc golfers in the community. They held the World Championship in Utah last summer. The interest is there. And we hope to see a new course coming soon. Thank you for reading and your consideration.
24. I wouldn't want Test Out to leave our city, maybe sell some of the property or even rent it out so we can prosper as a city.
25. My concerns are high density building, over populating what the city can handle. We can't get the roads fixed that we already have. There's too much traffic for the size of roads we have. There's no water. I say let slow way down or stop the building until we can catch up and take care of what we have already. I will need to look further into the plans for the city to comment more on specifics.
26. Fix the roads. That is the idea everyone wants. Especially when roads were fixed and then were torn up again to install gray water lines.
27. "Please no more high density homes or homes that are so close together. Eventually people are going to want a yard for their family and will move away. This is causing so much strain on water and sewer use as well."
28. Please fix the roads! Especially center street and 1050 east! Thanks for everything, love living here, just not the abuse I take riding in the car on these streets!
29. I've had friends tell me about the roads in Pleasant Grove. Having grown up here and moved away for many years, I always assumed they were exaggerating. Nope nope nope. Driving in our beautiful town is honestly damaging to your vehicles. This truly needs to be THE biggest focus at this point! Please help!!
30. I would like to see the city get green waste cans and would also like to see roads be repaired we just had a company come all through the neighborhood and fill in the cracks with tar and the road looks awful and is very rough. I'd also like to see a speed bump on 900 north to many cars race down the road and we have a lot of Children in the neighborhood.
31. On a 100 east heading North of 1100 we consistently have drag racing during the weekends. The cross walk to discovery park is so dangerous as people refuse to stop for pedestrians even with flashing lights. I live on the corner and am terrified that some kid or somebody is going to end up in my back yard and I have 4 kids. Something needs to be done about it.
32. Please, no more apartments!
33. Please fix the roads. 2300 North is terrible. Hasn't been replaced in the last 20 years that we have lived here. It just keeps getting patched up.
34. "We can not let people rent out their basements and not charge taxes to them. They are using our roads, schools, and other areas. Street parking is ridiculous must get rid of multiple cars and cars parking for days. We also have seen trailers and other camping trailers parked for years on the street.
35. PG should revitalize downtown and make that a draw for the county. I've seen my hometown do it in CA, and it wouldn't be a stretch to do it here (see Monrovia, CA street fair). We should capitalize on the crowds we get for Strawberry Days and have a street fair/farmers market weekly after Strawberry Days to bring walking traffic and business to downtown. There is a lot of buildings we could convert to better Main Street businesses if certain business owners would develop it more appropriately to reflect the commercial context of downtown.
36. Hi Pleasant Grove city! I have been a resident of Pleasant Grove for 12 years and married my husband who is from here along with his family who have been here for decades. Please please stop with the condensed housing and keep Pleasant Grove unique. We must make fixing the roads in Pleasant Grove a top priority. Please highly consider this to put first above all else before we continue expanding housing for Pleasant Grove. Fix what we already have. Thank you so much! Also would love to have a permanent volleyball court whether it's indoor or outdoor by the PG rec!

37. The road on 1300 E is crazy bad. There are giant massive sunken areas. If you don't angle your car in areas it will bottom out. I drive on different roads when possible to avoid it. Also I feel only new home should limit extra water and not homes that spent a fortune putting in yards and sod. Thanks
38. PLEASE NO MORE HIGH DENSITY HOUSING!! Our infrastructure can't keep up with it.
39. Review and repair roads. Also repair existing sidewalks and make new ones. Some sidewalks create an unsafe surface for children and those with disabilities. This is drastic but a temporary building moratorium until our water situation can be improved. We must keep our city secure, beautiful and family friendly.
40. Please stop high density housing! There isn't enough infrastructure to support the population you are allowing to be crammed into such a small area! Also, everyone is screaming conserve water! Conserve water! Just put a moratorium on building! Also, thousands of gallons of water can be conserved by requiring every residence to install recirculating water pumps to reduce the amount of water people waste while waiting for hot water. We installed ours and are saving over a thousand gallons a month! Now that is conserving!
41. Mt biking skills park. Pump track, jump lines. Downhill mtb flow trails.
42. Indoor pool
43. 1. Fix the road 2. Stop building high density housing that isn't even affordable anyway 3. Make a composting system 4. Stop building to conserve water 5. Water the parks a little less.
44. I would like to see new sidewalk around Veteran's Memorial Park and I would like to see the installation of night lamps around the park. This area is a central part of Pleasant Grove because of the High School, swimming pool, Rec Center, and the new pickle ball courts. I was excited to see the development of the new pickle ball courts and the lights that were installed, but was disappointed when the rest of the park not updated to match this area. The park and the surrounding area is very dark at night and it would help it feel more safe and inviting to have lights around the park at night. Thank you for your consideration.
45. How is there a city plan that says nothing about improving our roads? This is what you have promised us and nothing is happening!!! Pleasant Grove is known for the horrible roads. It is an embarrassment. We have chunks of road coming up everywhere in our neighborhood. The plow goes down our street with the plow up (not plowing) because they don't want to damage the plow!!
- We definitely have some of the worst roads in town in our neighborhood. What is the plan to fix the roads? We are down to gravel in front of our house on Mohawk. You keep saying you will fix the roads, which is what people really want and are upset about and nothing is being done! Our cars are being damaged!! I think you need to keep your promises and fix the roads and be more forthcoming about this! I am not just speaking for myself but my neighbors are so upset about this too. Enough is enough!!!
46. "Please rebuild the roads and sidewalks. Especially in older neighborhoods. Also, I would love to see the pipe plant turned into usable green space. A park. Walking paths. Some soccer fields. Big trees. Some benches or picnic tables. Some flower beds or flowering shrubs. Perhaps a retention pond similar to Manila. We need more green space in the city, and using the pipe plant this way would revitalize and beautify the oldest corner of PG."
47. "QUESTION: What is the plan for the open space behind Kapps European on Pleasant Grove Boulevard? SUGGESTION: Our fair city would benefit greatly from a NEW library! We have built a new rec center, a new fire department, a new police station we are overdue for a new state of the art library. THANKS TO ALL who serve our city!"
48. "I saw the struggle between growth and resistance to change while a student at Utah State University and living in Logan (15+ years ago). Several times, citizens asked for changes to revitalize downtown and make things more pedestrian friendly, but then loudmouthed ""old-timers"" (with money) shut down the discussion and pushed out the changes, in an effort to ""maintain the local vibe"". I would caution the resistance to change, as it is coming whether you want it or not. Logan might be a place to look for ideas; it appears things have changed in recent years and growth has happened."
49. "I attended the open house last night, thank you for putting that together. There was a park display there that I wanted to share input. As a mom to young children, we are at the park frequently. The options that interested me in the poster were Splash Pad, Ice Skating Rink and Destination Park in that order. We went to a splash pad every week last Summer and popular splash pads amongst moms I knew with small children included Palisade Park (Orem), Vineyard Splash Pad, and Ivory Ridge Splash Pad (Lehi). To create revenue, Harvey Park (Cedar Hills) and Palisade Park (Orem) have concession stands (shaved ice being a popular item). Last winter I looked for an outdoor ice skating rink and couldn't find anything in Utah County. Taking a bit more time today I see Herriman has an ice ribbon at a park. How successful is it? (If I knew about it, I would have gone!) That is something unique that could bring people to Pleasant Grove (families, youth groups, etc) and it connects to the city's history that I know

people love about our town (Central Elementary Ice Rink). This could also provide a location for community events in the winter to bring people together like Strawberry days does in the summer. Destination Park could be fun. We recently went to Thunder Junction in St George and every person I spoke with was visiting from out of town. That park has a train that operates a few days a week for \$1 that brings money to the park. That park also had a splash pad. I'm excited about the Hale Theater coming to PG. It would be great to have restaurants nearby similar to Vineyard's megaplex with all of those food places that have recently been built. Thanks for your time!"

50. "It would be fun to plant flowering trees over the track in the park by mount mahogany elementary so that it looked like the State Capital
51. "I used to attend the City Council meeting nearly every week, but I have stopped attending because of many reasons. But I do know that the city has come up many times with different ideas and plans to work on the roads. I realize that changes happen, but I remember many years ago, when I took scouts to meet with the mayor at that time while they were working on their merit badges. The mayor told us that they were working on two roads a year. With installing the irrigation system made a lot more damage to the roads, I don't think that idea of fixing two roads a year still exists. I have noticed that when they are mostly working on a road, it because there is construction in that area, and they need to put in new pipes, so they do fix the road! I have appreciated very much the refinishing of my road, because the pipes broke four times in one year! But getting to road, I have to drive on either the bumpy 1400 East or the bumpy 1300 East! Another road that is extremely bumpy is Nathaniel Drive! I am not sure at all if the city is still in a lot of debt because of the building of the city building and the fire house building. I am sure that took a lot of money, but that does not take away the responsibility to keep up the roads! They are always there, and they just keep getting worse. Once they mentioned fixing roads that have more traffic. Well, we all have company, and just the people on my street have family, or friends or whatever come from many states and end up complaining because the roads are so bad. I THINK IT SHOULD BE IN THE CITY'S PLAN TO WORK ON TWO ROADS A YEAR, WHETHER THAT HAS NOTHING TO DO WITH CONSTRUCTION. Of course, nowadays, there is construction everywhere you look!. It is the responsibility of the city to take care of the roads. It should be in the budget. I thank them again for redoing my road. Every time I drive somewhere and then come back home and get on my road I breathe a sigh of relief, because 1300 and 1400 are so bad. Thank you for letting me make this comment."

52. "FIX THE ROADS! The neighborhood roads are sorely neglected unless you're by a school. The old irrigation installation and road repair was done so poorly that the roads are sunken every few feet and are like riding down moguls. On 1400 East, you can literally pick up parts of the road like puzzle pieces."
53. "As you are making the general plan, please strongly consider including resources for families with children. We have built lots of high density housing and with that usually comes families with young children. Often times these families are young parents who are just beginning their careers and might not be able to pay for private services like parent education, literacy programs, and recreation facilities. People are also building houses or buying houses with children and in order for them to stay, we need to offer resources that will make them want to stay. Here are a few thoughts: Indoor or bubble covered pool: Residents, both children and adults need something to do in the winter. Our high school swim team could grow more if the students didn't need to go to American Fork for swim team every other day. We are giving the surrounding cities our business. Let's keep it at home! City Library: Our library programs have improved over the last couple of years, but we could use a more updated facility and continue to offer the great programs for children and teens. It might be interesting to offer new parent programs or other types of parent education programs (I did see something advertised with United Way at the library this month...so if this a continuing thing, that is great) Splash Pad - a splash pad would be a great addition to our community and would provide another type of entertainment for our families with young children. I know there are many needs in the city and that the budget saying 'of you can have anything you want, you just can't have everything you want' is very true. I have lived in Pleasant Grove for 24 years (I am now a grandma with a teenager still at home, not a mom with young children). Not only have we raised our children in PG, but I taught school here for 20 years. I love Pleasant Grove and want the city to continue to be a great place to live. I think we now have about all the pickleball courts we could possibly need. Our next focus could be creating spaces for children and adults with different interests and needs.
54. "Our roads have been poorly maintained and the biggest reason seems to be the construction & excavation crews doing the work that are not being held to higher standards. The backfilling and compaction of the roads needs to be at 85 percent or higher. Who does the city have to oversee and inspect the work to hold the contractors accountable? A perfect example is the excavation south of the fire station for water and sewer mains that is already starting to settle, as will the roads settle in the new subdivisions above the high school. We need professional oversight on the roadwork that is contracted out. We also are overdeveloping. The city needs to quit selling building permits until we have the infrastructure and water resources to handle more growth."

SUMMARY

DRAFT PLAN OPEN HOUSE

PUBLIC OPEN HOUSE

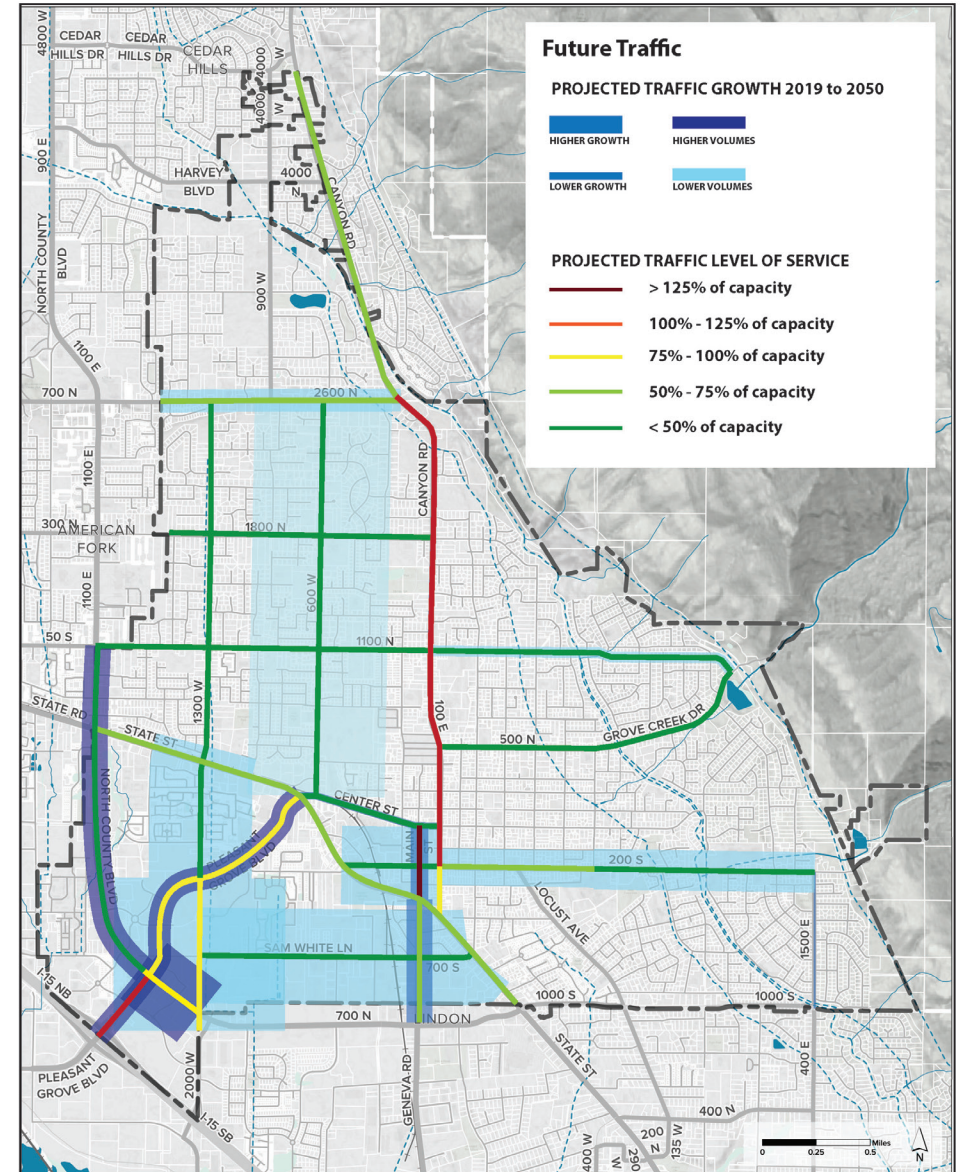
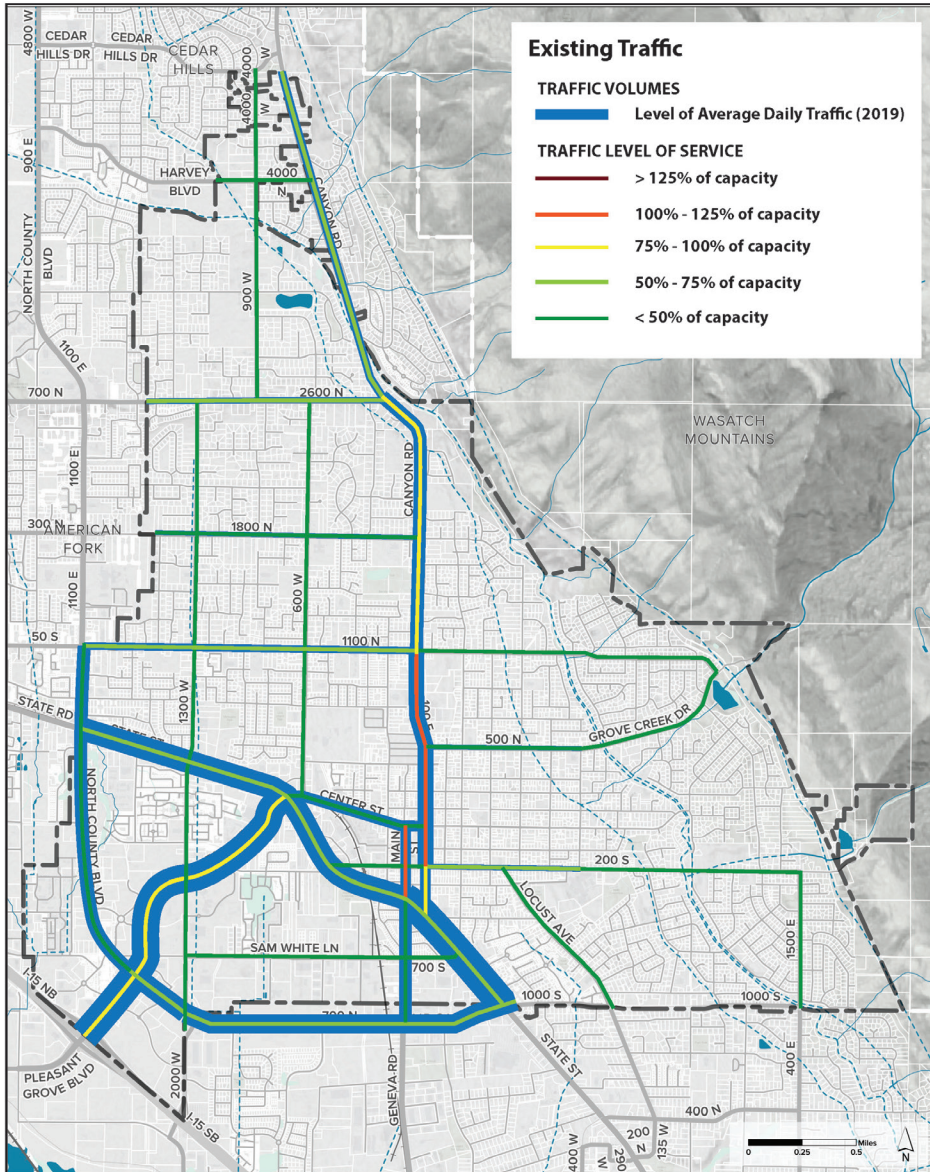
A Draft Plan Open House was held for the public at City Hall on March 1, 2023. Approximately 40 people were in attendance. Attendees were presented with a summarized version of the plan and invited to submit comments on paper or via the website.

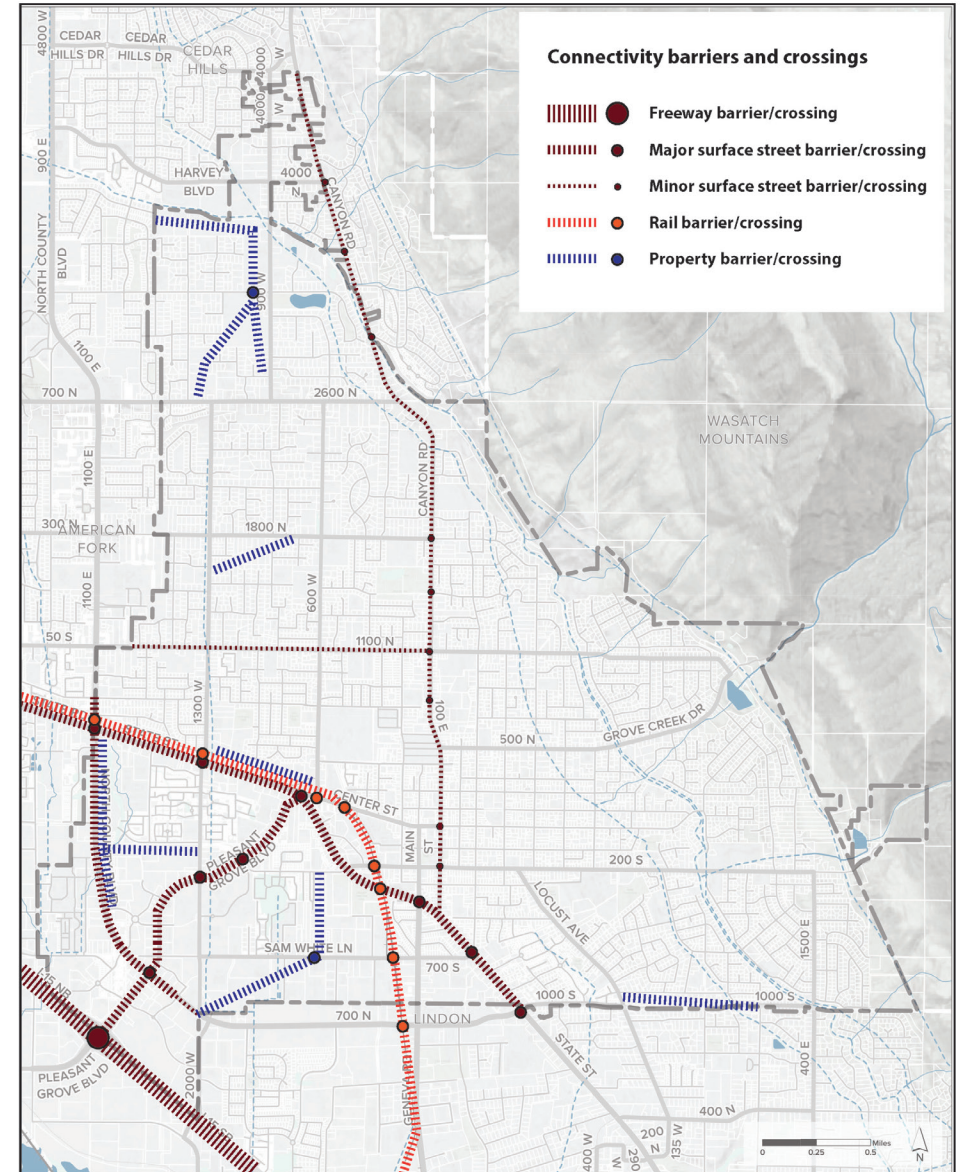
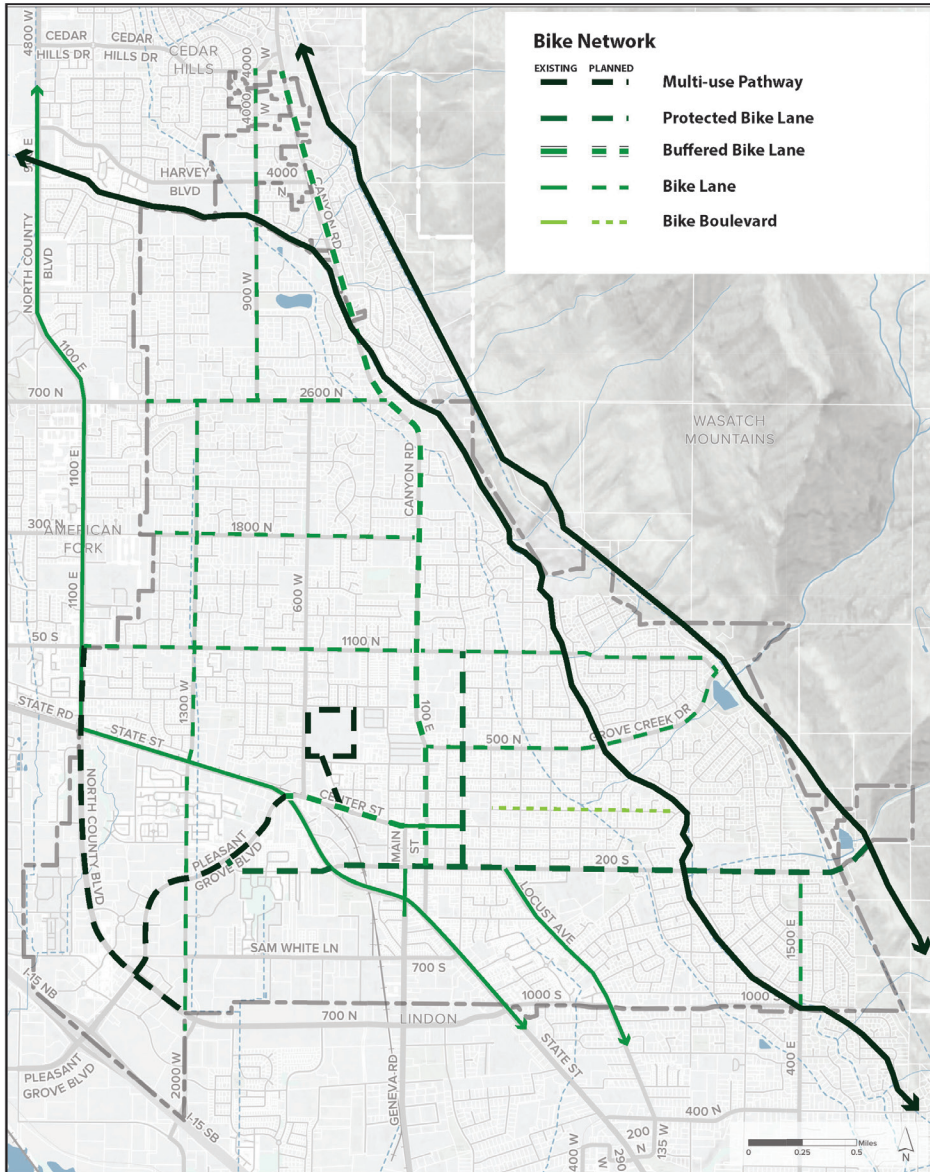
OPEN HOUSE COMMENTS

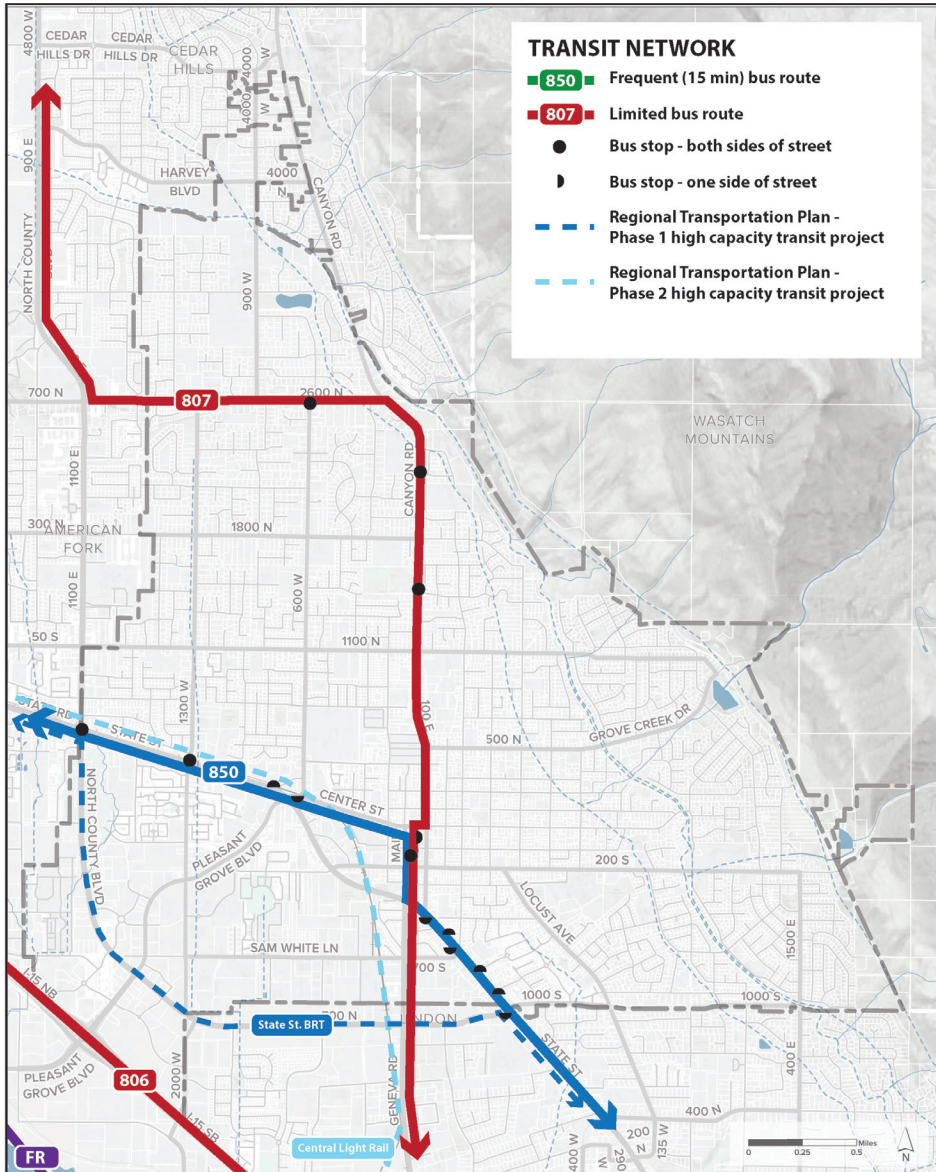
1. Better upkeep fields at Discovery. FE holes, dead grass, thin dirt on ball fields
2. Pleasant Grove the most pleasant place to live – the Strawberry City
 - Obviously road improvements are a concern but were blocked
 - Have deep concerns about flag lots
 - Have concerns about parking for high density housing
 - Have concerns about push for limiting turf and green spaces
 - Appreciate open house for citizens
3. Murdock Trail crossing especially in summer can get busy and make it hard for vehicles to get through sometimes. Love the idea of indoor pool. Just concerned for making sure 200 S can still support the residential traffic needed in Downtown as a main thoroughfare.
4. I would like to see regulation to prevent building right up to the sidewalk w/ minimal standoff space, creating a crowded feel more like San Fran, losing the mountains which define our community. The higher the building, the greater standoff.
5. Better seats at rodeo grounds! More biking trails! Turn lanes on 1300 W and 600 W northbound are inconsistent!
6. Biking trail under State Street connecting to Lindon bike trails to improve traffic and lessen danger of crossing State Street.

APPENDIX C

TRANSPORTATION EXISTING CONDITIONS MAPS









APPENDIX D

POTENTIAL FUNDING SOURCES FOR PARKS, OPEN SPACE, RECREATION, AND TRAILS

FUNDING OPTIONS FOR LARGE PROJECTS

GENERAL OBLIGATION BONDS

The lowest interest cost financing for any local government is typically through the levying of taxes for issuance of General Obligation Bonds. General Obligation Bonds, commonly referred to as “G.O. Bonds,” are secured by the unlimited pledge of the taxing ability of the community, sometimes called a “full faith and credit” pledge. Because G.O. bonds are secured by and repaid from property taxes, they are generally viewed as the lowest credit risk to bond investors. This low risk usually translates into the lowest interest rates of any municipal bond structure.

Under the Utah State Constitution, any bonded indebtedness secured by property tax levies must be approved by a majority of voters in a bond election called for that purpose. Currently, bond elections may only be held once each year on the November general election date.

If the recreation improvements being considered for funding through a G.O. bond have broad appeal to the public and proponents are willing to assist in the promotional efforts, G.O. bonds for recreation projects can meet with public approval. However, since some constituents may not view them as essential-purpose facilities for a local government or may view the government as competing with the private sector, obtaining positive voter approval may be a challenge.

It should also be noted that a G.O. bond election, if successful, would only cover the financing of capital expenditures for the facility. Facility revenues and/or other funds would still be needed to pay for the operation and maintenance expenses of the facilities. State law limitations on the amount of General Obligation indebtedness for this type of facility are quite high with the limit being 12-percent of an area’s taxable value. Pursuant to state law the debt must be structured to mature in 40 years or less, but practically the entity would not want to structure the debt to exceed the useful life of the facility.

Advantages of G.O. bonds:

- Lowest interest rates
- Lowest bond issuance costs

- If approved, a new ‘revenue’ is identified to pay for the capital cost

Disadvantages of G.O. bonds:

- Timing issues; limited dates to hold required G.O. election
- Risk of a “no” vote while still incurring costs of holding a bond election
- Can only raise taxes to finance bonds through election process to pay for physical facilities, not ongoing or additional operation and maintenance expense. This would have to be done through a separate truth-in-taxation tax increase.

CREATIVE FINANCING

Non-traditional sources of funding may be used to minimize the amount that needs to be financed via the issuance of debt. The City’s approach should be to utilize community support for fund-raising efforts, innovative sources of grants, utilization of naming rights/donations, corporate sponsorships, contracting services, partnership opportunities involving other communities and the private sector, together with cost-sharing arrangements with school districts. To the extent debt must be incurred to complete the financing package, bonding structures, as discussed above, should be evaluated to find the optimal structure based on the financial resources of the City.

FUNDING OPTIONS FOR SMALL PROJECTS

PRIVATE AND PUBLIC PARTNERSHIPS

The Parks and Recreation Department or a group of communities acting cooperatively and a private developer or other government or quasi-government agency may often cooperate on a facility that services the public, yet is also attractive to an entrepreneur or another partner. These partnerships can be effective funding opportunities for special use sports facilities like baseball complexes or soccer complexes; however, they generally are not feasible when the objective is to develop community parks that provide facilities such as playgrounds, informal playing fields and other recreational opportunities that are generally available to the public free of charge. A recreation center, community center, or swimming/water park is also potentially attractive as a private or public partnership.

PRIVATE FUNDRAISING

While not addressed as a specific strategy for individual recreation facilities, it is not uncommon for public monies to be leveraged with private donations. Private funds will most likely be attracted to high-profile facilities such as a swimming complex or sports complex and generally require aggressive promotion and management on behalf of the Parks and Recreation Department or City administration.

SERVICE ORGANIZATION PARTNERS

Many service organizations and corporations have funds available for park and recreation facilities. Local Rotary Clubs, Kiwanis Clubs and other service organizations often combine resources to develop park and recreation facilities. Other for-profit organizations such as Home Depot and Lowes are often willing to partner with local communities in the development of playground and other park equipment and facilities. Again, the key is a motivated individual or group who can garner the support and funding desired.

JOINT DEVELOPMENT PARTNERSHIPS

Joint development opportunities may also occur between municipalities and among agencies or departments within a municipality. Cooperative relationships between cities and counties are not uncommon, nor are partnerships between cities and school districts. Often, small cities in a region can cooperate and pool resources for recreation projects. There may be other opportunities as well which should be explored whenever possible to maximize recreation opportunities and minimize costs. To make these kinds of opportunities happen, there must be ongoing and constant communication between residents, governments, business interests and others.

POINT OF SALE FUNDRAISING

Point of Sale Fundraising allows businesses the opportunity to collect voluntary donations from patrons of hotels, restaurants, grocery stores or other service providers at the time they pay for the primary service. Patrons may elect to round up their bill or contribute a self-designated amount to go towards the City designated fund, park or project.

LOCAL FUNDING SOURCES

RAMP TAXES

Other nearby communities have initiated and voted-in a Recreation, Arts, Museums, and Parks tax which has been very effective in raising funds to complete parks, recreation, trails and arts projects. This type of funding is generally administered by a municipality or county and is distributed based on population. The community survey indicated significant support for a RAMP tax.

PARKS, TRAILS AND OPEN SPACE IMPACT FEES

Impact fees are used by the City to offset the cost of public parks, trails and open space needed to serve future residents and new development. Impact fees are especially useful in areas of rapid growth or redevelopment. They help the City to maintain a current level of service as new development puts strain on existing facilities. It assures that new development pays its proportionate share to maintain quality of life expectations for community residents.

DEDICATIONS AND DEVELOPMENT AGREEMENTS

The dedication of land for parks and open space has long been an accepted development requirement and is another valuable tool for procuring these amenities. The City can require the dedication of park land through review of projects such as Planned Unit Developments (“PUDs”), for example. The City may require developers to provide park land or open space for new developments or offer the option to instead pay fees, construct facilities or establish private parks or open space. The City may only use the dedicated land or fees for acquiring or constructing park or open space facilities.

IN-KIND AND DONATED SERVICES OR FUNDS

Several options for local initiatives are possible to further the implementation of the Plan. These kinds of programs would require the community to implement a proactive recruiting initiative to generate interest and sponsorship and may include:

- Fundraising and volunteer support of the community’s parks, trails and open spaces;
- Adopt-a-park or adopt-a-trail, whereby a service organization or group either raises funds or constructs a given facility with in-kind services;

- Corporate sponsorships, whereby businesses or large corporations provide funding for a facility, as per an adopt-a-trail and adopt-a-park program; or
- Public trail and park facility construction programs, in which local citizens donate their time and effort to planning and implementing trail projects and park improvements.

USER FEES

User fees may be charged for reserved rentals on park pavilions and for recreation programs. These fees should be evaluated to determine whether they are appropriate. A feasibility study may be needed to acquire the appropriate information before making decisions and changes.

LOCAL, STATE AND FEDERAL PROGRAMS

The availability of these funds may change annually depending on budget allocations at the local, state or federal level. It is important to check with local representatives and administering agencies to find out the status of funding. Some of these programs are funded by the Federal government and administered by local State agencies and others are funded by the State of Utah. These include:

- USFWS Sharon Steel Natural Resource Damage Assessment
- Utah Watershed Restoration Initiative
- Utah Office of Outdoor Recreation Grants
- Utah Forestry, Fire and State Lands Grants
- Utah Division of Water Quality Nonpoint Source Grants
- Utah Department of Agriculture and Food Invasive Species Management Grants
- Utah State Parks Recreation and Trails Program

LAND AND WATER CONSERVATION FUND

This Federal money is made available to states and in Utah is administered by the Utah State Division of Parks and Recreation. Funds are matched with local funds for acquisition of park and recreation lands, redevelopment of older recreation facilities, trails, accessibility improvements and other recreation programs / facilities that provide close-to-home recreation opportunities for youth, adults,

senior citizens and persons with physical and mental disabilities.

UTAH OFFICE OF OUTDOOR RECREATION GRANTS

The Utah Office of Outdoor Recreation currently administers three grant programs:

- Utah Outdoor Recreation Grant (for outdoor recreation projects that improve economic development and tourism) <https://business.utah.gov/outdoor/uorg/>
- Recreation Restoration Infrastructure (RRI) Grant (to restore or rehabilitate existing recreation infrastructure) <https://business.utah.gov/outdoor/rri/>
- Utah Children’s Outdoor Recreation & Education (UCORE) Grant (to provide outdoor skill-building programming for Utah’s youth) <https://business.utah.gov/outdoor/ucore/>

FEDERAL RECREATIONAL TRAILS PROGRAM

The Utah Department of Natural Resources, Parks and Recreation Division administers these Federal funds. The funds are available for motorized and non-motorized trail development and maintenance projects, educational programs to promote trail safety and trail-related environmental protection projects. The match is 50-percent and grants may range from \$10,000 to \$200,000. Projects are awarded in August each year.

UTAH TRAILS AND PATHWAYS/NON-MOTORIZED PROGRAM

Funds are available for planning, acquisition and development of recreational trails. The program is administered by the Board of Utah State Parks and Recreation, which awards grants at its fall meeting based on recommendations of the Recreation Trails Advisory Council and Utah State Parks and Recreation. The match is 50-percent and grants may range from \$5,000 to \$100,000.

OTHER GRANTS

Grant opportunities are extensive and ever-changing. Further grant opportunities should be explored further.