



Pleasant View Planning Commission

Meeting Agenda

August 3, 2023

6:00 p.m.

6:00 P.M. 1. **Call to Order.**

- a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought.
(*Commissioner David Gossner*)
- b. Declaration of Conflicts of Interest.

6:05 P.M. 2. **Meeting Minutes Approval** – Consideration for approval of the April 21, 2022, August 4, 2022, September 15, 2022, December 1, 2022, January 5, 2023, and March 2, 2023 meeting minutes.

6:10 P.M. 3. **Administrative Items**

- a. Peak View Lot 2 – Site Plan Approval & Amendment of Peak View Lots 3 & 4 Landscaping Plan – at approximately 400 W and 2700 North

6:40 P.M. 4. **Land Use Training** – Wilf Sommerkorn, Deputy Executive Director, Utah Land Use Institute, Legislative Chair, APA Utah, former Planning Director, Salt Lake County.

8:00 P.M. 5. **Remarks from Commissioners and/or Staff**

8:05 P.M. 6. **Adjournment.**

Notice is hereby given that the Planning Commission of Pleasant View City will hold a meeting at the City Office Building, 520 W Elberta Dr. on **Thursday, August 3, 2023, at 6:00 PM.**

Notice posted July 31st, 2023 - Brandon Bell, Planning & Zoning Administrator.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for this meeting should call the Pleasant View City Offices at 801-782-8529, at least 24 hours prior to the meeting.



Pleasant View Planning Commission

Meeting Agenda

August 3, 2023

6:00 p.m.

6:00 P.M. 1. **Call to Order.**

- a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought.
(*Commissioner David Gossner*)
- b. Declaration of Conflicts of Interest.

6:05 P.M. 2. **Meeting Minutes Approval** – Consideration for approval of the April 2022, August 2022, September 2022, December 2022, January 2023, and March 2023 meeting minutes.

6:10 P.M. 3. **Administrative Items**

- a. Peak View Lot 2 – Site Plan Approval & Amendment of Peak View Lots 3 & 4 Landscaping Plan – at approximately 400 W and 2700 North

6:40 P.M. 4. **Land Use Training** – Wilf Sommerkorn, Deputy Executive Director, Utah Land Use Institute, Legislative Chair, APA Utah, former Planning Director, Salt Lake County.

8:00 P.M. 5. **Remarks from Commissioners and/or Staff**

8:05 P.M. 6. **Adjournment.**

Notice is hereby given that the Planning Commission of Pleasant View City will hold a meeting at the City Office Building, 520 W Elberta Dr. on **Thursday, August 3, 2023, at 6:00 PM.**

Notice posted July 31st, 2023 - Brandon Bell, Planning & Zoning Administrator.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for this meeting should call the Pleasant View City Offices at 801-782-8529, at least 24 hours prior to the meeting.

**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD
March 2, 2023**

(3) Planning Commission - YouTube

MEMBERS PRESENT

Andy Nef
Jeff Bolingbroke
Julie Farr
Manya Stolrow
David Gossner

EXCUSED

Dean Sokes
Chad Kotter
Sean Wilkinson

STAFF PRESENT

Amy Mabey, City Administrator
Brandon Bell, Planning and Zoning Administrator
Dana Shuler, City Engineer

VISITORS

MINUTES PREPARED BY:

Brooke Smith, MMC
5/28/2023, 6/11/2023, 7/19/2023

MINUTES APPROVED:

Pending

Commission Chair, Andy Nef, called the meeting to order at 6 pm

OPENING PRAYER

PLEDGE OF ALLEGIANCE

DECLARATION OF CONFLICT OF INTREST

The meeting was called to order at 6:00 PM, and all attendees were welcomed. Attendees were encouraged to ask questions if they needed clarification during the meeting. The meeting began with the recitation of the Pledge of Allegiance and an opening prayer led by Commissioner Wilkinson. The prayer expressed gratitude for the freedoms enjoyed in the country, acknowledged the beauty of the area, and requested manageable spring runoff to prevent flooding. There was also a mention of helping those in need and being good neighbors and citizens.

The attendees were reminded to declare any conflicts of interest regarding the agenda items. However, no conflicts of interest were declared.

ADMINISTRATIVE ITEMS:

Wildcat Minor Subdivision (Planning & Zoning Administrator, Brandon Bell)

The administrative item discussed was the Wildcat Minor subdivision in the Planning and Zoning administration. Brandon Bell was assigned to review the items related to this subdivision. The reason behind this subdivision was the applicant's desire to expand their current lot in accordance with a recent code amendment that allowed for the extension of storage facilities in the area. To ensure compliance with the ordinance and legal requirements, a minor subdivision was deemed necessary. The minor subdivision criteria were met, as it consisted of one lot, combining three or four parcels. The location of the subdivision was also in accordance with the requirement of being on an existing dedicated public driveway.

The applicant had already fulfilled the necessary improvements and obtained a deferral from the Planning Commission. The expansion of the facility complied with the limitations on the total storage unit area and distance from the property boundary. The expansion area was more than 250 feet away

from the adjacent road. The acreage of the subdivision fell below the maximum allowed 10 acres. However, there were minor issues regarding the water line and the buildings on the site.

The water line, originally intended for culinary water services, would now serve as a fire service line due to the combination of properties. The city recommended removing the easement and transferring ownership to the property owner. Additionally, the applicant was advised to demolish certain existing structures before construction or issuance of a new building permit, ensuring compliance with the upcoming site plan. This condition aimed to guarantee that the subdivision would be used for its intended purpose.

Other recommended conditions of approval included marking the combined parcels on the plat, securing demolition permits, addressing red-line comments from the city engineer, and finalizing the application. The Planning Commission raised questions and sought clarifications on various aspects, such as the property boundaries, demolition timing, waterline access, and water retention. Staff and the applicant provided satisfactory explanations, ensuring that the project would proceed according to the proposed plan.

MOTION

A motion to close the public hearing related to agenda item two, which was seconded and unanimously agreed upon.

MOTION

However, it was later corrected that the public hearing needed to be opened before proceeding further. Commissioner Farr expressed appreciation for the thorough research conducted by Mr. Feld. Once the public hearing was officially opened, attendees were invited to voice their questions, thoughts, or concerns about the presented project.

CITIZEN COMMENTS

One member of the public inquired about the petitioner's willingness to collaborate with other property owners, and the response indicated a general willingness to cooperate.

MOTION

After no further comments were received from the public, a motion was made and seconded to close the public hearing.

DISCUSSION

The discussion then shifted to the possibility of making a motion related to the project. Clarifications were sought regarding the recommended conditions, including the demolition of old buildings in the construction zone and the finalization of the application. Questions were raised about the city's ability to withhold the building permit until the old buildings were torn down. The possibility of delaying the subdivision plat until the demolition was completed was discussed to ensure the city had control over the process. Concerns were raised about potential delays and financial implications for the petitioner.

The time frame for the demolition process was also deliberated, with suggestions that it could occur simultaneously with other project steps.

Commissioner Wilkinson expressed support for allowing demolition before site plan approval based on previous experience with subdivisions, while Commissioner Nef agreed and expressed confidence in the administrative staff's presented plan. Participants were then requested to make a motion, and Commissioner Farr sought clarification regarding the restriction on storage units and their history. An explanation was given about the city council's rezoning efforts and the limitations on storage unit locations. Concerns raised by Brandon Bell were discussed, focusing on the potential issue of having two different uses on the same property.

The city's authority and legal standing were questioned, and it was clarified that the requirements should align with the existing code. Concerns were raised about losing control and potential non-compliance if the demolition was not completed. Brandon emphasized the need to ensure progress toward meeting the site plan and avoiding a situation where the property deviated from the approved plan. The process steps, including subdivision approval, site plan submission, and building permits, were clarified.

Concerns about the delay and financial impact of starting the demolition process before being ready for the site plan were brought up. The timing of the demolition and whether it should be a requirement during the subdivision approval were further discussed. Commissioner Wilkinson shared his opinion that the demolition should be required before the site plan approval, considering the proposed changes to the new site. However, concerns were raised about being too restrictive and potentially burdening the petitioner.

During a meeting, the commission discussed that there may be some aspects that need to be demolished before progressing to the next step. They express their support for removing the requirements to demolish before the site plan or recording the subdivision. They acknowledge that this issue might be addressed in the following steps of the process.

MOTION

The speaker then requests a motion from the Commission. A motion was made, stating that they recommend approval of the Wildcat storage minor subdivision with the proposed conditions set by the staff.

CONDITIONS OF THE MOTION

One of the conditions they mention is the removal or demolition of additional buildings on the current storage unit property *before* recording the subdivision plat.

After making the motion, the speaker asks if there is a second to support the motion. Another member of the Commission seconds the motion.

DISCUSSION

The floor was then opened for discussion regarding the motion. The speaker clarifies that they are approving the proposal as it is stated in the written packet.

They further explain their reasoning, stating that they are okay with what the staff is proposing because the site plan and the subdivision process can run concurrently. They mention that the site plan is scheduled to be on the agenda for the next month and is likely to be approved if it meets all requirements. Thus, they do not see any need for a delay in recording the subdivision. They believe that once the site plan is approved, the subdivision can be recorded simultaneously, and there would not be any significant time difference. They also suggest that a condition can be added during the site plan approval process, ensuring that the demolition takes place before a building permit is issued.

VOTE

The chair of the Commission asks for any other comments or discussions related to the motion. After hearing no further input, the chair calls for a vote. All in favor of the motion say "aye," and the motion is approved unanimously.

STAFF RECOMMENDATIONS FROM MARCH 2, 2023 PACKET

"Staff recommends approval of the Wildcat Storage Subdivision, subject to the following recommended conditions of approval:

- *The easement on the plat for the existing culinary water line, being converted to fire flow use only, be removed, and the site owner to take possession of the water line.*
- *The applicant and/ or City be required to complete and execute any other adjustments to the plat, and/or legal instruments necessary for the applicant to take ownership of the water line, (as it is becoming a private fire service line), prior to or at the time of recording of the subdivision plat.*
- *Staff also recommends that City Staff have the option of executing a release of easement document to be filed with the County to release any claims to the easement.*
- *The applicant demolish the existing buildings on site, that conflict with what is approved on the upcoming proposed site plan, (if approved), prior to recording of the subdivision plat. Recording of the subdivision plat should be considered subject to these buildings being demolished, as the applicant is vesting additional rights for additional storage units, with the recording of the subdivision; the City has an interest in ensuring that purpose is accomplished. Demolition permits need to be secured for the demolition of existing buildings and structures.*
- *Any redline comments currently spelled out by City Engineer on Plat (included as an Exhibit to this document).*
- *Show the former property lines that on the plat, that are included within the extents of the current subdivision, in light grey, with parcel numbers, while indicating that they are being superceded by the current plat.*
- *The above recommended conditions of approval be reviewed for completion by members of the Development Review Committee.*
 - *Other adjustments needed to plat necessary to record."*

Admiral Beverage Site Plan (Planning & Zoning Administrator, Brandon Bell)

The Planning Commission meeting began with the next agenda item being introduced, which was the Admiral Beverage Site Plan. The Planning and Zoning administrator, Brandon Bell, presented the topic. He explained that the site in question was an existing facility with a large bottling operation. The focus of the discussion was a small expansion proposed for one of the buildings. The city engineer confirmed that the necessary right of way was already available, eliminating the need for a subdivision or additional property. No changes were planned for the impervious surface on-site, significantly limiting

the scope of the Planning Commission's review. The main aspects to consider were parking and setbacks.

Based on the city staff's assessment, they recommended approving the proposed site plan in accordance with the city's zoning and building code regulations. The staff suggested a minor variation on the building's footprint within the setback requirements, without expanding the impervious area or reducing parking spaces. The applicant's proposed expansion was located 4.39 feet from the east property line and 954 feet from the north property line, complying with the setback requirements.

Additionally, the applicant stated that the parking capacity was based on a ratio of one parking stall for every two employees on-site during the highest shift. They estimated having approximately 85 employees during the busiest period and provided documentation showing they had 66 parking spaces, exceeding the required ratio. The applicant's communication was appreciated, and the details of the parking arrangement were confirmed.

Before proceeding with questions for the staff, the issue of coordination with the fire marshal was raised. There had been a previous concern about a pallet warehouse created outside during the last expansion of the building. The fire marshal's approval for the new building's location in the southeast corner was sought. It was confirmed that the fire marshal had been made aware of the project and any potential concerns.

The applicant was then invited to come forward. Questions were invited from the Planning Commission members at that time. It was clarified that the proposed addition was for manufacturing purposes, with a small office space included. No further questions were asked by the commission, and a positive comment was made about the applicant's ability to accommodate two employees per parking stall, considering the reduced car usage nowadays.

The need for a public hearing was questioned, but it was determined that it was not required based on the information provided.

MOTION

A motion was made to approve the agenda item, specifically the Admiral Beverage site plan with the recommendations that staff made during the meeting.

A motion was seconded, and a vote was taken, resulting in unanimous approval.

The Planning Commission expressed their appreciation to the applicant for being an engaged community member and expressed excitement for the progress on the site plan. The meeting concluded with a note to work closely with the city staff on the next steps of the project.

STAFF RECOMMENDATIONS FROM MARCH 2, 2023 PACKET

"City staff recommends approval of the proposed site plan in accordance with the city's zoning and building code regulations, with the following conditions of approval:

- *Allowing minor variation of building footprint within setback/while still meeting setback requirements, and without expanding current impervious area or reducing parking stalls."*

LEGISLATIVE ITEMS

Zoning Text Amendment Regarding Accessory Buildings in the A-5 Zone

The Legislative Item began with a request to recommend a zoning text amendment regarding accessory buildings in the A5 zone. Amy Mabey was assigned to present the item. The audience was informed that administrative matters were handled by the commission, while legislative matters required a recommendation to be made to the city council, which would then take action based on the commission's recommendation. The item being discussed was a cleanup proposal related to accessory structures in the Agricultural Residential zone.

Amy explained that currently, only agricultural accessory structures were allowed in the zone, while others were not permitted. The proposed amendment aimed to rectify this inconsistency and allow for the existence of non-agricultural accessory structures. Amy mentioned that these structures would still need to go through the regular building permit process, and there were certain size limitations specified in the code. The proposal also included applying the same setbacks required for agricultural buildings, which was in line with previous practice.

During the discussion, the commission raised questions about the proposal, particularly regarding the areas that deviated from the standard agricultural regulations. Amy clarified that previous surface limitations would still apply, ensuring that there were restrictions on the number of structures that could be built. An attachment in the packet provided additional information on the proposal. No other changes were proposed aside from the amendment under discussion.

CITIZEN COMMENTS

The commission then proceeded to open a public hearing on the matter, allowing members of the public to share their thoughts on the proposed changes to accessory buildings in the A5 zone. No comments were made.

MOTION

Afterward, a motion was made to close the public hearing, which was seconded and approved by the commission.

MOTION

Following the closure of the hearing, a motion was requested to recommend the zoning text amendment. A first motion was made, seconded, and unanimously approved by the commission.

STAFF RECOMMENDATIONS FROM MARCH 2, 2023 PACKET

"The General Plan addresses the sensitive nature of the A-5 zone and ensures consideration of this upon development. Sensitive land requirements would remain applicable if accessory structures were allowable within the zone, and as such, staff recommends approval as this modification is compliant with the General Plan."

REMARKS FROM COMMISSIONER AND/OR STAFF

Moving on to the next agenda item, remarks were given by commission staff. They mentioned that there was no additional scheduled meeting for the current month but confirmed that the next meeting would be in April. There was a discussion about the meeting date, and it was mentioned that the first Thursday of April might need to be rescheduled due to potential availability and attendance

issues. The alternative date of April 13th was proposed, but it was decided to send a Doodle poll to the commission members to determine the most suitable date.

The commission was reminded to inform staff as soon as possible if they were unable to attend a meeting, as it would be important to ensure a quorum. This way, necessary arrangements could be made promptly.

They also mentioned the upcoming APA conference in Myrtle Beach, where expenses like hotel and travel are partially covered. The meeting participants expressed enthusiasm for the conference as it provides an opportunity to earn training hours.

Afterward, the staff was asked if there were any other items to discuss. Commission members mentioned their efforts to support a charity organization called "Power of Plate" and their involvement in community service projects. They highlighted the active participation of the city's youth in council activities and announced an upcoming event where seniors would present their experiences as council members. The council also discussed a project involving storm drain clearance and encouraged community participation. They mentioned safety precautions and the specific date and time for the project. The meeting concluded with updates on a funding application that received positive feedback, and the need to match the funding amount. Finally, they briefly discussed building height restrictions and the possibility of researching measures implemented by other cities.

ADJOURNMENT

The meeting was adjourned at 7:17 p.m.

**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD
January 5, 2023**

[\(3\) Planning Commission Meeting - January 5, 2023 - YouTube](#)

MEMBERS PRESENT

Andy Nef
Jeff Bolingbroke
Julie Farr
Manya Stolrow
Sean Wilkinson
David Park
Chad Kotter

VISITORS:

Trevor and/or Elle of Pierce Design

MINUTES PREPARED BY:

Brooke Smith, MMC
5/26/2023, 6/11/2023, 7/19/2023, 7/23/2023

EXCUSED

David Gossner
Dean Stokes

MINUTES APPROVED:

Pending

STAFF PRESENT

Amy Mabey, City Administrator
Brandon Bell, Planning and Zoning Administrator
Dana Shuler, City Engineer

Commission Chair, Andy Neff called the meeting to order at 6 pm

OPENING PRAYER**PLEDGE OF ALLEGIANCE****DECLARATION OF CONFLICT OF INTREST**

The chair welcomed everyone to the Pleasant View Planning Commission meeting held on January 5th, 2023. The audience is acknowledged, and it is mentioned that there are not usually many people in attendance. The chair invites the audience to ask questions if they have any.

The meeting begins with the Pledge of Allegiance and an opening prayer offered by Commissioner Julie Farr. The prayer expresses gratitude for the community, its safety, and the people who contribute to the smooth functioning of the city government. Protection was requested for those who serve and represent the city and the country.

Next, the chair asks if anyone needs to declare any conflicts of interest regarding the meeting agenda. None were reported.

The chair mentioned that there is a full quorum of seven members present at the meeting, allowing everyone to participate and vote.

ADMINISTRATIVE CONSIDERATIONS:

Conditional Use Permit and Site Plan for Pole Patch II Subdivision. Conditional Use and Site Plan for the construction of a single-family home at Waterfall Drive Lot #28 Pole Patch II Subdivision.

The planning commission meeting discussed the Conditional Use Permit and Site Plan for the construction of a single-family home at Waterfall Drive Lot #28 in the Pole Patch II Subdivision. The meeting highlighted the need for a conditional use permit due to the sensitive land's designation in the area. The city planning commission and city council both needed to approve the permit.

One important consideration was the presence of earthquake faults in the area. A map showing the faults was discussed, and it was mentioned that structures should not be built within 50 feet of the faults unless a professional engineer recommended otherwise. The geotechnical report recommended a distance of 20.7 feet on the south side of the property, and both the proposed buildings met this requirement.

There were also discussions about slopes in the area. The applicant provided a slope map indicating areas with slopes greater than 25%. However, it was noted that the small areas where the building footprint was located had slopes that extended beyond the recommended limit. The city engineer expressed that these areas were not a safety risk and considered them acceptable.

Other topics discussed included utility lines, grading plans, revegetation requirements, and conditions of approval. The planning commission recommended approval of the conditional use permit, with the understanding that certain conditions still needed to be fulfilled by the applicant.

During the meeting, the petitioner, who was the home designer, clarified that they were aware of the fault line complications when purchasing the lot. They had conducted a geotechnical study to address the requirements set by the city.

Overall, the planning commission found the project well thought out and presented, considering the challenges posed by the sensitive land area and the fault line.

MOTON

A motion was made and seconded to recommend approval, with the remaining conditions to be completed to the satisfaction of the staff. The motion was passed, and the petitioner expressed gratitude for the approval.

Staff Recommendations from January 5, 2023 Packet

"The applicant has provided a geotechnical report, which indicates that the home should be 20.7 feet from the fault in order to be safe. The proposed building meets that distance requirement. Staff recommends approval with the following conditions, in order to meet the requirements of City Code:

- The applicant needs to provide the final amount of impervious surfaces (building footprint total, concrete, etc.) in square footage, and also as a percentage of the site. The total amount will need to be less than 10%, with a total square footage of impervious surfaces provided.*
- The applicant needs to provide a slope map demonstrating that the home is only proposed to be constructed on lands that are 25% slope or less. The applicant has been requested to provide a map specifically with the above categories (25% or less, Greater than 25%), and which superimpose the building footprint, demonstrating that the proposed building will only be on soils that are 25% in slope or less.*
- All the above information (the two recommended conditions above) needs to be provided prior to consideration of the Conditional Use Permit by the City Council.*
- The applicant needs to provide a revegetation / landscape plan demonstrating that the less than ¼ acre (10, 890 square feet) or less will be lawn area. The lot is also subject to a maximum irrigated area via the water service agreement that the City has with Pole*

Patch Water System.

- The requirement for spark arrestors in every fireplace or other vented combustion apparatus constructed indoors or outdoors may be met by including those in the building plans for the building permit, and as a condition for the issuance of such. Screen openings in such arrestors shall not be in excess of one-quarter inch in diameter.*
- Utility Lines are shown on the plans. The Public Works Department need to verify the proposed location of the utility lines work. Utility line locations may need to be modified, per Public Works Department input.*
- A grading plan is required and has been provided by the applicant. The applicant needs to demonstrate that the grade of the soil in the final grading plan has an angle equal to or less than the angle of repose.*
- A closed sewer system shall be required within a sensitive area zone, per City Code. Septic systems are not permitted. The applicant needs to connect to the sewer line in the area.*
- Spark arrestors shall be installed and maintained in every fireplace or other vented combustion apparatus constructed indoors or outdoors. This should be included or added as part of the building plans, prior to and as a condition of building permit approval.*
- Staff recommends that minor modification may be permitted to final design of concrete and similar surfaces as part of building permit approval, if needed.*
- Approve building footprint / site plan, as it currently is, or with minor adjustments, within the requirements of the ordinance, and any adjustments required to meet the ordinance.”*

PUBLIC HEARINGS – LEGISLATIVE CONSIDERATIONS AND RECOMMENDATIONS TO COMMISSION

General Plan amendment to Moderate Income Housing Plans in compliance with Utah Code Ann. § 10-9a-403(2)(b)(iii) including specific measures and timelines for implementation strategies.

The planning commission discussed a general plan amendment regarding moderate-income housing plans in compliance with Utah Code Ann. § 10-9a-403(2)(b)(iii). The purpose of the amendment was to specify measures and timelines for implementation strategies related to affordable housing. The city had received a notification of non-compliance, prompting the need for changes to address housing accessibility and affordability for moderate-income households.

The staff explained that the city already had measures in place but needed to provide further specifications to meet the requirements of the state code. They highlighted that the city currently dedicates 50% of its land to various housing uses and emphasized the availability of different housing options within the city. They also mentioned the importance of maintaining some rural characteristics while addressing moderate-income housing.

To meet the state code requirements, the general plan included specific citations of the state codes being addressed. The plan also outlined a timeline and identified goals and strategies for implementation. The staff presented three strategies that had been developed to address moderate-income housing:

- 1) Implementation of a niche east-west zone: The city had already developed this zone but had yet to apply it anywhere. The strategy involved applying the zone in suitable locations within the city to facilitate the production of moderate-income housing.
- 2) Investment in infrastructure for moderate-income housing: Staff highlighted the recent restoration and expansion of the Wasatch View Estates community, which aimed to provide

moderate-income housing through the revitalization of trailer parks. They also mentioned a roadway project in partnership with Far West City that would enhance safety and accessibility for residents.

- 3) Evaluation of regulations for accessory dwelling units (ADUs): The city had previously amended its ordinances to allow attached accessory apartments (AAA) as a permitted use. The staff suggested further evaluation of options related to ADUs to potentially increase the number of units throughout the city.

The staff addressed some minor tweaks in the language, such as incorporating housing quality and maintenance and updating references to the Historical Buildings Preservation Commission. They explained that the city had previously considered a down payment assistance program for city employees but decided against it due to limitations and budget constraints.

During the discussion, the commissioners sought clarification on the definition of moderate-income housing, which was explained as being tied to a percentage of the area's median income. They also questioned the potential impact of changing regulations for accessory dwelling units and inquired about the city's future affordability efforts.

General Plan Amendment to modify language describing Residential Land Uses to remove an exception within the Rural Residential (1 dwelling unit for every 5 acres) description which describes the portion of the City which lies east of 500 West and to the eastern city limits, and removing the description for Very Low Density Residential (1 to 2 dwelling units for every acre) which describes approximately 500 West to the eastern city limits, extending northward from 4300 North to 4575 North.

During the planning commission meeting, there was a discussion about the terminology regarding accessory dwelling units (ADUs). The city previously referred to them as Triple A's (AAA) in the code, while the state code used the term ADUs. The commission emphasized that the change in terminology did not necessarily require a shift from attached to detached ADUs. The commitment made was to explore various options and evaluate the existing ordinances to align with state definitions. The aim was to increase the availability of housing units in the city and provide affordable housing options.

A question was raised regarding the possibility of renting out both the main house and a basement apartment in owner-occupied homes. Currently, under the city's ordinance, only the attached ADU can be rented out. The commission acknowledged the issue and stated that the exploration of options aimed to address such concerns. The commitment made during the meeting meant that individuals in similar situations could approach the Planning Commission and Council to seek approval for renting out both portions of their homes.

Concerns were expressed about the long-term affordability of housing, given the potential increase in land prices and construction costs. The commission recognized that meeting the state code requirements was an ongoing process, and future iterations would likely involve even more demanding standards. They highlighted the complexity of the housing market and the city's limited influence on certain market factors. The state's involvement in regulating housing affordability was also mentioned, with specific provisions regarding the inclusion or prohibition of ADUs in homeowners' associations (HOAs).

The commission emphasized that the city had been proactive in addressing affordable housing and had implemented various strategies. They acknowledged the need to retain the community's

character while pursuing equitable housing options. A suggestion was made to modify the language in the proposed document, removing the phrase "any and all" and replacing it with a more specific statement about pursuing applicable avenues for equitable housing choices.

Overall, the discussion revolved around the urgency to address non-compliance with state regulations, the exploration of options to increase housing affordability, the terminology regarding ADUs, and the long-term commitment to addressing housing needs while considering market factors and community character.

MOTION

A motion was made to open separate public hearings for the three different items.

CITIZEN COMMENTS

A public hearing was opened for the general plan amendment to moderate-income housing plans and compliance.

During the hearing, a community member expressed concerns about rental properties and the importance of owner-occupied properties for neighborhood stability. The discussion also touched upon the subjectivity of affordability and the influence of state legislature on local land use decisions.

MOTION

The public hearing was then closed with a motion and a second.

DISCUSSION

The commission discussed the item and agreed with the staff's recommendation.

MOTION

A motion was made to recommend approval of the item, which involves modifying the language describing residential land uses. The motion was seconded.

DISCUSSION

There was a discussion about the importance of clarifying the general plan to avoid confusion and ensure consistency.

CITIZEN COMMENTS

A public hearing was opened for this item, but no members of the audience made comments. The public hearing was then closed.

MOTION

A motion was made to recommend approval of the item. The motion was seconded, and there was no further discussion. The item was approved.

Ordinance amendment to consider the use of varying improvement guarantees, in accordance with Utah Code Ann. § 10-9a-604.5(2)(c), which states a municipality shall establish a minimum of two acceptable forms of completion assurance. The proposed ordinance language allows for the use of a surety bond, an escrow cash bond, or a letter of credit.

During the meeting, the attendees discussed a request to amend the ordinance regarding the use of varying improvement guarantees. The purpose of this amendment is to align with the requirements set by the Utah code, which mandates that municipalities must offer at least two acceptable forms of complete assurance. The proposed ordinance suggests allowing the use of a surety bond, escrow cash bond, or letter of credit as options for developers.

Concerns were raised regarding the difficulties associated with obtaining letters of credit. It was mentioned that some developers had faced challenges in qualifying for this option. In light of this, the idea of implementing a minimum threshold or limit for a letter of credit usage was brought up. An example from Weber County, where a minimum requirement of one million dollars was established, was cited as a potential approach to consider. This limitation aims to ensure the stability and reliability of the financial institutions providing letters of credit.

CITIZEN COMMENTS

A public hearing was conducted, but no members of the audience expressed any comments or concerns.

MOTION

A motion was made to recommend the approval of the proposed language to the commission. However, the motion included a stipulation that the staff should investigate the feasibility of establishing a baseline number or threshold for the usage of a letter of credit. The purpose of this investigation is to provide the commission with more information and options to consider. The motion was seconded by another participant, and no further discussion occurred regarding the matter.

1. SET 2023 PLANNING COMMISSION MEETING SCHEDULE

Meetings will be held on the first Thursday of each month at 6:00 pm, at 520 West Elberta Drive. This schedule may be modified with Planning Commission approval at a subsequent meeting.

- January 5, 2023
- February 2, 2023
- March 2, 2023
- April 6, 2023
- May 4, 2023
- June 1, 2023
- July 6, 2023
- August 3, 2023
- September 7, 2023
- October 5, 2023
- November 2, 2023
- December 7, 2023

During the meeting, Planning Commission discuss and finalize the 2023 Planning Commission meeting schedule. They propose holding the meetings on the first Thursday of each month at 6 pm. They mention that this schedule may be subject to modification by the Planning Commission in the future.

They mention that in the past year, they rarely utilized the second meeting and would like to keep it to just one meeting per month. However, they also want to maintain flexibility and be accommodating. They address concerns about being perceived as unfriendly and aim to create a clear pathway for applicants to reach the Planning Commission.

They emphasize the importance of setting clear conditions of approval for applicants to meet before going to the Planning Commission, as it encourages them to fulfill the recommended conditions and ensures deliberations take place in a public setting. They consider whether certain matters are mission-critical or require significant design changes that may impact compliance with ordinances.

The staff mentioned they appreciate a comment about involving the Development Review Committee (DRC) and staff earlier in the process to address any frustrations that may arise. They affirm that a meeting with the DRC does not constitute approval to go to the Planning Commission but helps establish criteria for moving forward.

They discuss potential conflicts with holidays or breaks, such as the July 4th holiday and spring break, and consider adjusting meeting dates accordingly. They decide to change the April meeting date to April 13 to avoid conflicts. They also note that they will not have a meeting in October due to the fall break.

- January 5, 2023
- February 2, 2023
- March 2, 2023
- April 6, 2023, changed to April 13, 2023
- May 4, 2023
- June 1, 2023
- July 6, 2023
- August 3, 2023
- September 7, 2023
- October 5, 2023, Cancelled
- November 2, 2023
- December 7, 2023

MOTION

After the discussion, a motion is made and seconded to approve the 2023 Planning Commission meeting schedule with the changes discussed. The motion is passed, and the schedule is officially set.

2. REMARKS FROM COMMISSIONER AND/OR STAFF

During the meeting, the commissioner provided updates and remarks. The first topic discussed was the scheduling of training with Craig Call from the Utah Land Use Institute. Craig has received a grant to conduct land use training throughout the state. The state has implemented a requirement stating that all commissioners should undergo four hours of training annually. However, if they attend all the meetings, the requirement can be reduced to three hours. The commissioner emphasized the

importance of taking this training seriously due to the current oversight and scrutiny faced by cities. The training helps create a positive perception of the Planning Commission and municipalities in general. It was suggested that commissioners can watch the training video at home and send an email confirming the completion of one hour of training to meet the requirement.

Next, the commissioner expressed concerns about the enforceability of the design guidelines within the city codes. The language used in the guidelines is flexible and vague, relying on terms like "may" and allowing the Planning Commission to adjust based on negotiation with applicants. However, the state trend is moving towards more specific and objective guidelines, specifying architectural elements or numerical criteria. Additionally, a statute passed in 2021 requires the city to provide the option for development by right, alongside the use of development agreements. The design guidelines, as they stand, can lead to conditioning approvals on negotiations, which may pose challenges in enforcement. The commissioner recommended focusing on enforcing the specific standards within the zoning code for now, while working on a long-term adjustment of the design guidelines to make them more enforceable and specific to each zone.

Regarding the city's agenda, the commissioner proposed a strategy to address code cleanup in smaller portions rather than tackling it all at once. By identifying critical areas or priorities, they could focus on reviewing and updating specific sections during lighter agenda nights. This approach allows for more manageable progress and ensures that areas expected to undergo development are addressed promptly. The commissioner expressed appreciation for the engagement of staff and the desire to ensure fairness and clarity for those relying on the codes. It was emphasized that being specific and making necessary changes is crucial for effective execution.

Finally, the commissioner mentioned upcoming events such as Founder's Days, which is scheduled for the third weekend and the fourth Saturday.

ADJOURNMENT

The meeting was adjourned, and thanks were given to everyone for their attendance and participation.

MINUTES OF A REGULAR PLEASANT VIEW CITY PLANNING COMMISSION MEETING HELD December 1, 2022 (3) Planning Commission Meeting - December 1, 2022 - YouTube	
MEMBERS PRESENT Andy Nef Dean Stokes Jeff Bolingbroke Julie Farr Manya Stolrow Chad Kotter EXECUSED David Gossner Sean Wilkinson STAFF PRESENT Amy Mabey, City Administrator Brandon Bell, Planning and Zoning Administrator	VISITORS Brent Batman MINUTES PREPARED BY: Brooke Smith, MMC June 9, 2023 MINUTES APPROVED: Pending
Commission Chair, Andy Neff, called the meeting to order at 6 pm	
OPENING PRAYER PLEDGE OF ALLEGIANCE DECLARATION OF CONFLICT OF INTREST	
Commissioner Bolingbrook lead the attendees in reciting the Pledge of Allegiance, followed by an opening prayer and expression of gratitude. The prayer acknowledged the opportunity to gather as the planning commission and expressed gratitude for the city and its residents who contribute to making it a wonderful place to live. The request was made for guidance in discussing the agenda items and fulfilling the responsibilities as commissioners. The first item on the agenda was the declaration of conflicts of interest. After confirming that all attendees had reviewed the agenda, it was stated that no one needed to declare any conflicts.	
ADMINISTRATIVE CONSIDERATIONS:	
a. Proposed Conditional Use Permit (CUP) and Site Plan for expansion of Wildcat Storage units, located at approximately 600 West 2550 North	
The Planning Commission meeting addressed administrative considerations, specifically the proposed conditional use permit (CUP) and site plan for the expansion of Wildcat Storage units located at 600 West 2550 North. The chair informed the attendees that there was no full staff packet available for this item. It was explained that the current lots where the facilities exist are divided into multiple parcels, including newly purchased ones. Therefore, until there are lot line adjustments to combine these parcels, the expansion is considered a new project. The recommendation was made to table this item until the next Planning Commission meeting to allow time for the necessary adjustments to be made and presented for consideration.	

Although it was not a public hearing, the audience was asked if they were present to comment on the item or if they would prefer to provide feedback at the next meeting. Since there were no representatives from Wildcat Storage at the meeting, it was decided to take comments from the community and record them for future consideration. The attendees were informed about the procedure and the decision to table the item until the following meeting on January 5.

MOTION

A motion was made and seconded to table the proposed conditional use permit for the expansion of Wildcat Storage units. The motion was approved unanimously.

PUBLIC HEARINGS – LEGISLATIVE CONSIDERATIONS AND RECOMMENDATIONS TO THE CITY COUNCIL

a. Zoning map amendments to consider adjusting the zoning district for the property at approximately 1630 West, between Pleasant View Drive and Highway 89, (Weber County Parcel # 19-014-0078), from RE-15 to RE-20

The meeting then moved on to the next item, which was a public hearing regarding zoning map amendments for a property located at 1630 West between Pleasant View Drive and Highway 89. The current zoning designation is RE-15, and the proposal is to adjust it to RE-20, which would be considered a downzoning. The staff explained that this adjustment is considered a cleanup item for a small parcel, and it is part of a future subdivision plan. The parcel being rezoned is approximately 570 square feet and will eventually be combined with an adjacent parcel to the north.

The staff presented a draft subdivision map showing a four-lot subdivision, with the rezoned parcel forming a small V-shaped portion. The purpose of rezoning is to make that parcel more desirable and provide better frontage for future purchasers. The staff stated that the majority of zoning decisions have already been made, and the proposed zoning aligns with the general plan's low-density residential land use category. The staff recommended approval, considering it a simple cleanup item consistent with the future land use map designation.

During the discussion, questions were raised about the road connectivity and adequate turnaround for the proposed subdivision. The petitioner clarified that a cul-de-sac had been planned, meeting the city's standards. Concerns were also raised about the rezoning being a spot zone and whether it aligned with the surrounding area's zoning. The staff clarified that spot zoning is not prohibited by state law, and as long as it meets the general plan's aspirations, it can be considered.

PUBLIC COMMENT

The public hearing was opened, and no comments or objections were raised by the audience.

The public hearing was then closed.

DISCUSSION

The commission discussed the compatibility of the proposed zoning with the future land use map. It was confirmed that the zoning aligns with the low-density residential designation on the map.

MOTION

A motion was made and seconded to recommend approval of the zoning map amendments as presented by the staff. The motion passed unanimously, and the recommendation was made to the city council.

STAFF RECOMMENDATIONS FROM DECEMBER 1 PLANNING COMMISSION PACKET

"This item is an extremely simple 'clean-up' item, for a very small piece of property, which is anticipated to be combined with adjacent property immediately to the north. The proposed rezoning of the property to RE-20, is consistent with the Future Land Use Map designation for this area of Low-Density Residential, and will zone the property consistent with the property immediately to the North for which there is a concept development plan."

LAND USE TRAINING

During the meeting, it was discussed that the land use arena in the state of Utah has been intense in recent years due to changes in state code, which are expected to continue. The Planning Commission members were reminded of their responsibility to stay updated with these changes and their authority as planning commissioners. It was emphasized that training is crucial to ensure decisions are made in accordance with the law and that the public has confidence in the objectivity of those decisions.

A quote by Thomas Jefferson was shared, highlighting the importance of educating the people to exercise their control with discretion and prevent abuses of constitutional power. It was noted that land use decisions involve the exercise of various rights in physical space, making it a critical and complex area. Acting as stewards of people's rights, the Planning Commission is tasked with balancing individual property owners' rights with the broader public interest as defined by city ordinances and state law.

The meeting touched on the need to recognize that land use decisions often involve three parties: the government acting as a steward, individual property owners, and the broader public interest. Crafting thoughtful laws and decisions can help address conflicts and respect the rights of all parties involved.

Three videos were presented by Brent Bateman, during the meeting. These videos provided a summary of land use issues aiming to address contentious topics while maintaining a positive atmosphere. Following the viewing of the first video, a discussion on the presented materials and any questions took place. During the discussion, he spoke about the three important aspects of land use decision-making: legislative decisions, administrative decisions, and quasi-judicial decisions. He emphasized the need to understand the type of decision being made in order to make the best decision.

Legislative decisions involve making laws and are made by the elected legislative body, such as the city council or county commission. The standard of review for legislative decisions is that they should be reasonably debatable and advance the purposes of land use. These decisions focus on policy considerations and changing or amending ordinances.

Administrative decisions, on the other hand, apply existing laws to specific individuals or circumstances. They do not involve policy considerations but rather the application of established laws. Administrative decisions can be made by staff or a designated body like the planning commission, and the standard of review is based on substantial evidence on the record.

Quasi-judicial decisions come into play when there is a dispute and require interpreting the local laws. Local governments appoint a local appeal authority or board of adjustment for this purpose. The standard of review for quasi-judicial decisions is not explicitly mentioned but would involve interpreting the law and resolving disputes.

Bateman highlighted the importance of considering the type of decision being made and following the appropriate rules and standards. Understanding these aspects is crucial for local government officials involved in land use or zoning decisions to protect property rights and make informed choices.

A video titled "What hat do you wear" was presented. The video aims to explain the roles of local government officials and the decision-making processes in land use planning. In part two of the video, Bateman discusses the Planning Commission's role in local government and how it relates to the three types of decisions: legislative, administrative, and quasi-judicial.

Bateman emphasizes the importance of understanding the different decision types and their corresponding responsibilities. He explains that the Planning Commission's primary job is to create and recommend changes to the general plan, which reflects the community's desired land use. This is a legislative role, and the Commission's recommendation is then sent to the city council for consideration.

The Planning Commission also has a legislative role in making recommendations to the city council regarding zoning and land use ordinance changes. These recommendations involve discussing, considering, drafting, and recommending land use regulations and amendments. The city council, as the legislative body, ultimately has the authority to adopt or amend land use regulations based on the Planning Commission's recommendations.

Additionally, the Planning Commission may have an administrative role if delegated by the city council or local code. Administrative decisions involve applying the law to individual land use applications, such as conditional use permits or subdivisions. While not a core role, the Planning Commission's involvement in administrative decisions should be done diligently and in accordance with the law.

Bateman highlights the importance of focusing on the roles of the Planning Commission and how they tie together. A good plan leads to good ordinances, which, in turn, facilitate easy and correctly made administrative decisions. He concludes by stating that understanding the type of decision being made is crucial for making informed and effective decisions.

REMARKS FROM COMMISSIONERS AND/OR STAFF

During the meeting, the Commissioner expressed appreciation to the staff for their efforts in organizing a successful gathering. They specifically mentioned the positive social interaction that took place, highlighting the engagement among participants. Additionally, the attendees were reminded that there would be no meeting for the remainder of the month unless an emergency order is issued.

The next scheduled meeting is set for January 5, 2023.

In a staff note, it was mentioned that there had been a follow-up regarding a proposed rezone for a property.

The commission was then informed about a significant roadway project through a joint application with Far West City. The location and funding of the project were discussed, emphasizing its importance as a safety mechanism and a catalyst for future developments. It was mentioned that there are pending developments and the project's role in attracting developers, highlighting its potential impact on the overall growth and infrastructure of the area.

ADJOURNMENT

The meeting was adjourned at 7:35 p.m.

DRAFT

MINUTES OF A REGULAR PLEASANT VIEW CITY PLANNING COMMISSION MEETING HELD September 15, 2022 (3) Planning Commission Meeting - September 15, 2022 - YouTube	
MEMBERS PRESENT Andy Nef Dean Stokes Jeff Bolingbroke Chad Kotter EXCUSED Julie Farr Manya Stowlrow David Gossner Sean Wilkinson STAFF PRESENT Sara Urry, City Council Tyson Jackson, Public Works Director Jill Hunt, Planner	VISITORS Mitch Morris Brian MINUTES PREPARED BY Brooke Smith, MMC June 14, 2023 MINUTES APPROVED: Pending
Commission Chair, Andy Nef, called the meeting to order at 6 pm	
OPENING PRAYER PLEDGE OF ALLEGIANCE DECLARATION OF CONFLICT OF INTEREST	
The meeting starts with a welcome to everyone present. Commissioner Jeff Bolingbroke led a pledge of allegiance and delivered an opening prayer. The prayer emphasizes the importance of responsible decision-making regarding the city's growth and the matters being discussed in the meeting. The agenda for the meeting was mentioned, and attendees were asked if they have any conflicts of interest to declare, to which there are none.	
SITE PLAN FOR TEMPORARY PUMPKIN STANDS Consideration of a Site Plan for a temporary Pumpkin Stand at 2700 North 1142 West.	
The Planning Commission meeting commenced with the discussion of the first agenda item, which was the consideration of a site plan for a temporary pumpkin stand. The Chair turned the floor over to the staff for a briefing on the application. It was explained that even though the pumpkin stand was permitted use, it still required Planning Commission approval for the site plan. The applicant expressed their intention to set up a safe, organized, and visually appealing stand away from the street and parking areas. They mentioned their experience in pumpkin farming and distribution. Following the applicant's presentation, the commission members addressed some questions to the staff regarding the setback and the use of straw bales as a barrier. The staff confirmed that discussions had taken place with the applicant and expressed concerns about the straw bales being climbable by children. The applicant assured that precautions would be taken to prevent climbing and offered to use larger straw bales or relocate the stand's entrance to address safety concerns. Other commission members also raised questions about parking and potential debris from weather events, which the applicant addressed satisfactorily. The issue of shared parking and the prevention of unauthorized	

parking on neighboring properties was discussed, and the applicant proposed methods to handle such situations respectfully.

The meeting continued with discussions about the pumpkin stand's operation, including its opening and closing dates, security, and the expectation of high traffic due to the stand's location.

MOTION

After all the questions were addressed, a motion was made to approve the site plan for the temporary pumpkin stand at the specified address, with the staff's recommendation. The motion was seconded and put to a vote, resulting in unanimous approval by the Planning Commission members.

CONDITIONAL USE PERMIT FOR CARWASH DEVELOPMENT

Consideration of a Conditional Use Permit to allow for a carwash within the CP-2 Zone at 500 West 2700 North.

SITE PLAN FOR CARWASH DEVELOPMENT

Consideration of a Site Plan for a carwash at 500 West 2700 North.

Item number two on the agenda involved the consideration of a conditional use permit for a carwash development at 500 West 2700 North. The proposal was for "Shiny Shell Carwash" and included both the conditional use permit and the site plan review for discussion and decision.

The staff was called upon to present the details of the project. City staff explained that the proposed carwash fell within the allowable conditional use standards for the CP-2 zone.

CONDITIONS DISCUSSION FOR CONDITIONAL USE PERMIT

They emphasized that conditions could be set based on parking and storage requirements. Any issues related to these aspects of the development could be addressed by imposing conditions. Additionally, there had been discussions about water usage due to drought conditions, but since water usage was not a condition for this project, it would have to be addressed through other means such as water rate structures.

A question was raised regarding the staff's recommendation for approval of the conditional use permit, which was contingent on the installation of a specific water meter. The staff clarified that the recommendation had been revised after further research, and instead of making it a conditional use, it would be recommended that the engineer provide the appropriate impact assessment for the water main on the site. This recommendation would be incorporated into the building and site plans.

The Chair reminded everyone that this part of the discussion focused on the conditional use and site plan, not the specific water-related details. Any further questions or actions related to the conditional use permit and site plan were then discussed. The purpose of the conditional use permit was reiterated to ensure a clear understanding.

The chair discussed the need to separate the actions of conditional use and site plan approval. They explain that while they are meant to be done simultaneously, the ordinance allows them to be separate actions. The conditional use permit has limited conditions that can be set, while the site plan allows for more recommendations. They emphasize the importance of addressing questions about the site plan before approving the conditional use permit.

Item number three on the agenda discussed the proposed site plan development, with considerations for regulations, landscaping, parking, and amenities. They discuss the need for water-wise landscaping and the use of recycled water in the car wash. The speaker mentions another car wash in a different location that uses a different water source. They assure the meeting attendees that compliance with regulations will be ensured.

There is a discussion about the connection to other parts of the subdivision and the requirement for cross-access easements. The speaker explains that negotiations are underway with the property owners to establish the necessary agreements for access. The issue of obligating the connection to 600 West is also raised, and it is clarified that the agreement is required for future development and not for the current access.

The petitioner addresses concerns about water usage and explains their water recycling and conservation measures. They mention using a reclamation system that recycles up to 70% of the water used and incorporating water-wise landscaping. They also mention rainwater harvesting from the roof and the use of clean water for final rinses. The petitioner acknowledges that these measures are not currently required by regulations but they choose to implement them to be good citizens.

Overall, the discussion revolves around the conditional use permit, site plan approval, water usage, and the need for cross-access agreements for future development.

MOTION – CONDITIONAL USE

A motion was made to either approve or table a conditional use permit for a carpet carwash development. The motion to approve the conditional use permit was made by Commissioner Bolingbrook and seconded by Commissioner Cummings. There was a discussion on the item, and the approval was passed with all in favor.

DISCUSSION – SITE PLAN

The meeting then moved on to the second item, which was the site plan for the carwash development.

CONDITIONS

There were conditions mentioned, including the recordation of the PRUD plat, as well as obtaining permits from UDOT.

MOTION – SITE PLAN

Commissioner Bolingbrook made a motion to recommend the site plan with the conditions of the UDOT permit and the recordation of the overall site plan. The motion was seconded by Commissioner Park, and after a discussion, the motion was passed unanimously.

SUMMARY

The conditional use permit for the carpet carwash development was approved, and the site plan was recommended with certain conditions.

ADJOURNMENT

During the meeting, the speaker expresses gratitude to everyone for being flexible with the schedule changes. They remind everyone to mark the third Thursday on their calendars for the next meeting.

Julie Farah brings up a question about the Board of Adjustments and Appeals, specifically regarding variances. She requests more information on the board's role, the members involved, and how they function.

The speaker explains that the Board of Adjustments is established at the city level through city council appointments, similar to the Planning Commission. The board acts as an appeal authority, separate from the Planning Commission and City Council, with the power to consider variances outlined in the city code.

The speaker mentions a recent action taken by the board regarding the development of a lot without proper rights. They clarify that the board's authority extends to reviewing cases where they disagree with the Planning Commission's decision and can escalate the matter to a district court level if necessary. They provide the names of the current board members and highlight the importance of monitoring appointment dates and communication with the ombudsman's office.

The speaker explains that individuals seeking variances need to meet specific criteria outlined in state law. They emphasize that the burden of proof lies with the applicant, who must gather data and information to address all five criteria. Financial hardship and self-imposed conditions cannot be considered valid reasons for a variance. The speaker offers to share detailed information on the criteria with the attendees.

A discussion arises regarding the validity of appeals when board members' qualifications are in question. The speaker clarifies that having board members with expired terms does not invalidate an appeal. They acknowledge the need for better monitoring and appointment processes to prevent such issues. The speaker also mentions that board members should be well-trained and consult with attorneys to ensure accurate decisions.

The conversation continues, addressing the rarity of appeals going to the board of adjustments and the significance of having an independent body to maintain a balance of power within the city government. They explain that the board's decision is final, but if someone disagrees, they can appeal to the district court. The speaker emphasizes the importance of recording minutes and audio to present as evidence during a court appeal.

The discussion shifts to the role of the City Council in the appeals process. The speaker mentions that the City Council has the power to remove board members, although it is rarely exercised. They explain the checks and balances in place and highlight the code provisions for removing board members with the consent of the mayor.

After the thorough discussion, the speaker thanked Sarah for sharing the detailed notes and offered to provide further clarification or assistance if needed. They express the importance of proactive attention to these matters and ensure that mistakes in appointments and terms will be rectified promptly.

Near the end of the meeting, there was a lot of discussion about water issues. The cost of water was clarified to be included in impact fees, and it was explained that rates and impact fees are different. Existing residents' rates would not increase due to impact fees. Infrastructure for utilizing the purchased water was discussed, including tanks and transmission lines. The speaker mentioned the ongoing design of a water transmission line and reservoir for the hill area. The conversation concluded with the speaker noting that the future land use map is reflected in the Water Master Plan, which includes the zone one tank and potential pumping of water uphill for future development.

The meeting ended with a note about the next event scheduled for September 26 and hopes to invite councilmember Phil Nelson, who specializes in educating people about second amendment rights and gun safety. The speaker relates this topic to recent discussions on safety and security within the city, particularly in relation to school shootings and attempted kidnappings.

**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD
August 4, 2022**

[Planning Commission 8.4.22 - YouTube](#)

MEMBERS PRESENT

Andy Nef
Dean Stokes
Jeff Bolingbroke
Chad Kotter

VISITORS

None noted

EXCUSED

Julie Farr
Manya Stolrow
David Gossner
Sean Wilkinson

MINUTES PREPARED BY

Brooke Smith, MMC
June 14, 2023

MINUTES APPROVED:

Pending

Commission Chair, Andy Nef, called the meeting to order at 6 pm

OPENING PRAYER**PLEDGE OF ALLEGIANCE****DECLARATION OF CONFLICT OF INTEREST**

On the evening of August 4, 2020, the Pleasant View Planning Commission gathered for their meeting, chaired by Andy Nef. The Chair called the meeting to order at six o'clock and extended a warm welcome to everyone in attendance.

Commissioner Kotter was invited to deliver the opening prayer, reading, or expression of thought. The prayer expressed gratitude for the opportunity to convene as a commission and as a city, acknowledging the blessings that brought each individual to the meeting. Kotter expressed appreciation for the freedoms enjoyed in the country, which made the gathering possible. He also acknowledged the sacrifices of those who paved the way for such meetings to take place and expressed gratitude for their country and the beautiful area they inhabited. He sought guidance for their discussions on the laid-out agenda and hoped to share their thoughts and perspectives collectively.

Following the prayer, the Chair expressed gratitude and proceeded to discuss the recognition of the agenda for the evening. He then invited anyone with a conflict of interest to declare it after reviewing the agenda. No declarations were made.

ADMINISTRATIVE ITEMS:

Discussion/Decision: Consider a Conditional Use Permit to allow a car wash use at 500 W 2700 N. The proposed site is currently under review for a private commercial subdivision, and this proposed conditional use and site plan are contingent on the subdivision meeting final approval recordation.

The meeting then proceeded to the administrative item. The Chair noted that the Petitioner was not present and assumed they were aware of the requirement to attend. A decision to proceed with the action or table it was left to the discretion of the commission. It was proposed to move to discussion item two temporarily and return to item one later, if necessary.

MOTION

A motion was made to table discussion session number one and proceed to item number two, with the hope that the Petitioner would eventually join. A second was received, and the motion was put to a vote, resulting in a unanimous agreement.

Discussion/Decision: Review and Approval of the Planning Commission Meeting minutes from March 3, 2022, April 7, 2022, and June 2, 2022.

The commission moved on to the second agenda item, which involved reviewing and approving the planning commission meeting minutes from March 3, April 7, and June 2.

The Chair made an effort to be more precise by mentioning the names of the individuals involved in the motions and seconds. This was done to address audio problems encountered in previous meetings, where names were not clearly captured. The purpose of reviewing the minutes was to address any highlighted items or necessary changes that may have been missed before.

MARCH 3, 2022

The commission began with the minutes from March 3 and sought input from the attendees regarding any issues or highlighted items.

APRIL 7, 2022

They then moved on to the April 7 minutes, where they discussed the absence of a conflict declaration and the consent agenda. Some uncertainty arose regarding the individuals involved in specific motions, but efforts were made to recall the details. There was a mention of blank spaces and whether they needed attention or not. The commission proceeded to discuss various motions and approvals documented in the minutes, striving to remember the correct individuals involved.

JUNE 2, 2022

The minutes from June 2 were also examined, including the public hearing and motions related to a site plan for a warehouse. Some participants were uncertain about their presence during certain motions and sought clarification from their notes or colleagues.

MOTION

Eventually, a motion was made to accept the March 3, April 7, and June 2 minutes with the outlined amendments, and it was seconded. The motion was passed unanimously, concluding the discussion on the minutes.

COMMISSIONER COMMUNICATION

During the discussion, the commissioners shared various communications. The commissioner expressed gratitude to those present. Staff members discussed communication-related to the fall conference, urging interested individuals to register and providing details about the conference dates and theme. The staff mentioned that the city would cover registration costs but not hotel expenses, offering mileage reimbursement instead.

The staff requested the agenda to be emailed for approval. The meeting progressed to inquire about any additional updates from staff or the Commission. A community service project involving youth aimed at preventing bathroom vandalism was discussed. The project involved coordinating with schools and religious organizations.

An event at the park was mentioned, including food trucks and live entertainment. The City Council's approval of the Commission's recommendations on assisted living facilities was highlighted, with some modifications made. The importance of follow-up and communication with the Commission was emphasized.

The upcoming transportation master plan was discussed, along with partnerships on roadway projects.

MOTION

The meeting concluded with a motion to table administrative item number one for the next meeting, which was seconded and passed unanimously.

ADJOURNMENT

The meeting was adjourned.

MINUTES OF A REGULAR PLEASANT VIEW CITY PLANNING COMMISSION MEETING HELD April 21, 2022 PC 4.21.22 - YouTube	
MEMBERS PRESENT Dan Crandall James Cummings Julie Far Andy Nef Dean Stokes David Park Jeff Bolingbroke Dean Stokes Manya Stolrow STAFF PRESENT Jill Hunt, Planner	VISITORS Mr. Jones MINUTES PREPARED BY Brooke Smith, MMC June 19, 2023, July 23, 2023 APPROVED: <i>Pending</i>
Commission Chair, Manya Stolrow, called meeting to order at 6pm	
OPENING PRAYER PLEDGE OF ALLEGIANCE DECLARATION OF CONFLICT OF INTREST	
The chair acknowledged the presence of everyone and expressed greetings. To start the proceedings, the chair turned the time over to Commissioner Stolrow who shared a motivational quote from Winston Churchill, emphasizing the importance of courage and perseverance in the face of success and failure. Followed by the recitation of the pledge of allegiance. Expressing gratitude, the speaker thanked everyone for their participation. Moving forward, the chair introduced the first agenda item, which was the Declaration on conflicts of interest. The speaker inquired if anyone had reviewed the meeting agenda and needed to declare any conflicts of interest. They ensured that all attendees had an opportunity to disclose any potential conflicts. Observing no one indicating a conflict of interest, the meeting proceeded to the next agenda item.	
ADMINISTRATIVE ITEM	
Discussion/Decision: Preliminary Subdivision Approval of Deer Crest VI A & B, located at approximately 4275 N 1400 W	
During the meeting, the first administrative item on the agenda was the preliminary subdivision approval of Deer Crest VI A & B, which was located approximately at 4275 N 1400 W. The speaker addressed the action item, stating that it would be discussed and decided upon. The speaker then opened the floor for the staff to provide further discussion on the item. The staff stated that they had reviewed the request and assessed it based on the subdivision code and other requirements. It was noted that the initial plans did not meet the minimum lot area, but the applicant had submitted updated plans. The Planning Commission would consider the design and its relationship to the environment, taking into account specific design standards and improvements to health and welfare.	

The staff recommended approval of the request, with the condition that there be improved water efficiency and compliance with all other departmental requirements. The speaker invited questions from the staff at this time, and one question was raised regarding the zoning of the area as an RA 20 zone with a 7500 square footage requirement. After some discussion, it was clarified that the recommendation was for improved water efficiency and street trees.

A member of the commission sought elaboration on the recommended conditions and expressed concern about past experiences with conflicting advice on landscaping choices. They mentioned the challenges of maintaining water-friendly designs without facing issues such as puncture weeds. They questioned the responsibility of the petitioner and what would happen if they failed to comply with the conditions.

Staff responded, explaining that the conditions were being proposed as part of the recommendation to the city council. They emphasized the importance of implementing water-efficient designs in new developments and suggested that the petitioner address the specific questions raised. The petitioner was invited to come forward and state their name and address.

The petitioner, Mr. Jones, acknowledged that they were aware of the recommended condition to improve park strips and water usage. They mentioned having done their homework and being familiar with the requirements. Mr. Jones stated that they had already taken water conservation into account and had made efforts to comply with waterwise practices in their plans.

A discussion ensued regarding the difference between allowing grass in the park strips versus having waterwise landscaping elsewhere on the property. Mr. Jones explained that they had chosen to focus on improving the park strips as they were the most inefficient areas for lawn and often led to overspray. He mentioned the recent state recommendations on water conservation and the need to address the water shortage issue.

The commission expressed their support for the waterwise approach and noted that historical water usage and projections indicated a future scarcity. They highlighted the importance of paying attention to efficient systems for new developments to prevent water depletion. The speaker emphasized the need to consider the long-term water sustainability of the city.

One topic that came up was the idea of a grandfather clause and the need to establish an ordinance for new developments. The participants acknowledged the difficulty of the task and the necessity of drawing a line to determine the point where the change should be implemented.

There was a suggestion to adopt a recommended statement on safe waters for new homeowners. While it was not mandatory, it was proposed that they be provided with a printed copy for their reference and potential incorporation.

The issue of water retention and detention for the current and previous phases of the development was raised. Concerns were expressed about the water retention area and its adequacy. It was explained that a detention basin had been built, holding 155,000 cubic feet of water, which exceeded the requirements set by the aircraft.

Questions were also raised about access to 4300 and the presence of easements. The petitioner clarified that there would be no driveway access to 4300, except where a road connection was planned.

The number of homes and the uncertainty of the market conditions were discussed. The petitioner mentioned the possibility of splitting the project into two phases (VI A and VI B) and recording them separately based on market conditions. The exact number of homes affected by water and park strip arrangements was still under consideration.

The discussion touched on various other points, including mining and blasting regulations, landscape materials disposal, and zero-scaping practices. The commissioners emphasized the need to review existing ordinances and recommendations from staff.

MOTION

Finally, a motion was made to approve the project as presented by staff, with specific concerns related to detention ponds, zero-escaping watering recommendations, staff recommendations, and staff review comments. The motion was seconded and approved unanimously.

LEGISLATIVE PUBLIC HEARING 39:32-460:20

Discussion/Decision: Consider amending the Pleasant View Municipal Code Chapter 18.18-Agriculture Zone (A-5) Ordinance by removing 'Residential facility for persons with a disability' and 'Residential facility for elderly persons' from the list of uses allowed in that zone.

The chair introduced the second item on the agenda, which is a public hearing to discuss and make a decision regarding the proposed amendment to the Pleasant View Municipal Code Chapter 18.18-Agriculture Zone (A-5) Ordinance. The proposed amendment aims to remove "Residential facility for persons with a disability" and "Residential facility for elderly persons" from the list of permitted uses in that zone.

The chair mentions that they will briefly discuss the definitions related to this amendment and asks the staff to provide some background information. However, it is decided that the topic will be tabled for the night, and they will move on to the final step after receiving some background information.

The background information includes a discussion about different types of living and nursing homes, specifically focusing on elderly housing facilities. They also discuss the need to improve or eliminate these facilities as a conditional use in the designated area, as mentioned in the general plan that identifies preferred locations for commercial development.

The discussion also involved evaluating residential services, and the planning commission is seeking a recommendation on further consideration of the types of facilities under review. It is clarified that there are no specific proposals at the moment, but there are different definitions provided in the meeting packet. However, more time is needed to research and define the scope of these facilities.

It is recommended that the removal of these facilities from the zone be delayed for now. The reasoning behind this recommendation is that during this interim phase, someone could potentially submit a proposal, and if they proceed with more clarity on the definitions, they might face a delay until the review process is completed.

The commission's decision to table the discussion allows them to review the matter and determine their intentions. One member suggests reviewing the City Council notes from the previous discussion to

understand their concerns and thoughts, which is why the issue has returned to the planning commission. They request that the minutes be sent to the committee for reference.

One member shares their personal experience with family members in various types of care facilities, such as living homes, nursing homes, and skilled nursing homes. They emphasize the importance of these facilities in the area, noting the difference in qualifications and costs associated with each type. They express support for the addition of more facilities in the region but emphasize the need to carefully plan their locations.

Acknowledging the complexity of the matter, the member appreciates the decision to take more time for study. They believe that the city could benefit from allocating a couple of weeks to ensure the facilities are appropriately mapped out.

MOTION

The chair asks for a recommendation to table the discussion for the time being, and a motion is made and seconded. The members express their agreement through an affirmative vote.

CHAIR AND STAFF DISCUSSION

The focus of the discussion was on defining the land overlay zone and its implications for new development. The need to identify sensitive land areas, especially considering the housing shortage and potential church developments, was emphasized. It was mentioned that further consultation with geologists and wildlife specialists would be beneficial in understanding the impact of sensitive soils and rocks. The concern was raised regarding water runoff from areas such as tennis courts and how it could affect the environment.

Clarification on the regulations governing trees and landscaping in parks was requested, with an emphasis on preventing root-related sidewalk damage. The suggestion was made to use products to guide root growth downward and to have an approved list of trees for specific locations. The importance of training and guidelines for tree care, including drip systems, was discussed. Personal experiences were shared about the consequences of planting the wrong trees without proper knowledge. The need for effective communication and education regarding tree planting was highlighted.

The franchise agreement for fiber was mentioned as being in progress.

ADJOURNMENT

The meeting concluded with a motion to adjourn.



Planning Commission Staff Report

Peak View Lot 2 - Site Plan Application & Amended Landscaping Plan for Lots 3 and 4 August 3rd, 2023

BASIC INFORMATION

Applicant: ALS Development

Owner: ALS Development

Location: Approximately 400 West, 2700 North

PROPOSAL

The applicant is requesting site plan approval for a new building with restaurants and similar uses, at approximately 400 West 2700 North, in the C-2 Zone. The applicant has completed and recorded a subdivision plat, which has been approved, with a number of lots for the site.

FACTORS FOR CONSIDERATION

The Planning Commission reviews applications for site plans to ensure that submitted documents to be considered for approval meet the following ordinances and requirements:

18.27.010 Purpose.

2. General Commercial, C-2 Zone.

a. In addition to the uses contemplated in the C-1 zone, the general commercial zone allows for the full range of office, retail, service and entertainment needs of the city as a whole and the region of which it is a part.

b. Typical uses within the zone have impacts that necessitate substantial buffers to integrate the use within the community. Certain uses may not be compatible with adjacent single family homes. (Ord.2000-28, 12/12/00)



Staff Comment: The property is in the C-2 zone.

CHAPTER 18.27 - COMMERCIAL ZONES (C-1 & C-2)

18.27.010 Purpose.

A. The purpose of this zone is to replace 18.26, 18.28, 18.30, 18.31 and consolidate commercial zoning to two classifications of commercial zones. The two zones are created based upon classification of the types of activity and whether the use is complementary and compatible with the zone. The zones are more fully described as follows:

1. Neighborhood Commercial, C-1 Zone.

- a. Provides for the sale and supply of daily living needs for people in nearby neighborhoods.
- b. Promotes uses that have few negative impacts with hours of operation that are compatible with adjacent neighborhoods. The range of uses is such that most people would be willing to live nearby.

2. General Commercial, C-2 Zone.

- a. In addition to the uses contemplated in the C-1 zone, the general commercial zone allows for the full range of office, retail, service and entertainment needs of the city as a whole and the region of which it is a part.
- b. Typical uses within the zone have impacts that necessitate substantial buffers to integrate the use within the community. Certain uses may not be compatible with adjacent single family homes. (Ord.2000-28, 12/12/00)

18.27.030 USE REGULATIONS. In all C-1 or C-2 zones, only the uses enumerated within this chapter are allowed. Uses not clearly specified but substantially similar or customarily accessory to a listed use or category may be administratively allowed as determined by the community development coordinator. Appeals of such determinations shall be made to the Board of Adjustments within thirty days from the decision. (Ord.2000-28, 12/12/00)

The following is excerpted text from the uses listed in the C-2 zone:

LAND USE	C-1 ZONE	C-2 ZONE
Neighborhood Services	P	P

18.04.425 Neighborhood Services. Includes low impact retail and service uses that are frequently needed by nearby residential neighborhoods. Such uses may include, but are not limited to, bakery, bookstore, dry cleaner, hair salons, laundry, medical/dental offices, pet stores, pharmacy, shoe repair, tailor and the like. (Ord.2000-29, dated 12/12/00)

Staff Comment: *The applicant has proposed three uses which include Burly Burger (3000 Square feet), Son Son Asian Grill (1500 square feet), and Menchies (1500 square feet). Burley Burger and Son Son Asian Grill may be interpreted as falling under sit down restaurant, which are permitted uses for the zone. Staff is of the opinion that Menchies may be reasonably be categorized under Neighborhood Services. The ordinance states that uses that are “substantially similar or customarily accessory to a listed use or category may be administratively allowed as determined by the community development coordinator”. Staff is of the opinion that Menchies can be considered similar in impacts and use to say a bakery, which is categorized as a neighborhood service.*

18.27.040 SETBACK STANDARDS.

A. Front Yard.

1. The minimum setback for buildings and parking shall be twenty feet. Such areas shall be permanently landscaped except for access drives and pedestrian accommodations.
2. Commercial development located across the street or adjacent to a residential zone shall use the front yard setbacks required in that adjacent zone.
3. All structures shall be setback from the future right-of-way as defined in the Pleasant View City Major Street Plan.

Staff Comment: *The setback is understood to be met, at 45’ 4 ½” from the front property line.*

B. Side Yard

1. No setback is required unless,
 - a. The use lies adjacent to a residential use or zone. In that case, a twenty foot setback is required.
 - b. The use is located on a corner lot where in addition to the standard front yard setback, the side of the use facing another street shall have a twenty foot setback also.

Staff Comment: *Any setback requirement for this site is met. The distance of the building is 24’ 8 ½” on the west side of the property, and 34’ 1 ½” on the east side, both well over the required minimum of 20’.*

C. Rear Yard.

1. Twenty feet where a commercial use lies adjacent to a residential zone. Such setback area is to be permanently landscaped.

Staff Comment: *This setback is met at 86' 4 1/2" from the rear property line.*

2. Ten feet in all other cases.

D. Height Standards.

1. In all C-1 zones, two and one half stories or thirty-five feet unless adjacent to a residential use or zone. Structures in a C-1 zone adjacent to residential use or zone shall be setback an additional two feet for every foot of height over twenty feet from that residential area. In C-2 zones, that formula shall be three feet.

2. In all C-2 zones, the maximum height shall be five stories or sixty-five feet.

Staff Comment: *The height of the building has been indicated to be 21 feet.*

1. To reduce noise and visual impacts, all mechanical equipment shall be screened from view.

3. Dumpsters shall be enclosed on three sides with a solid concrete or masonry wall that architecturally relates to the primary structure and shall be located at least thirty feet from residential zones. No dumpster shall be located in a required setback.

Staff Comment: *The dumpsters are not located in the front or side setback. A masonry wall enclosure is shown as part of the site plan, on page 4, enclosing the dumpsters (See Exhibit A). Staff recommends that the masonry on the enclosure be a color of masonry that is used as a color on the main structure, in order to architecturally relate to the building.*

F. Landscape.

1. A minimum of fifteen percent of the gross area of the site shall be attractively and permanently landscaped.

Staff Comment: *The applicant is submitting a smaller site plan for just Lot 2, a portion of the overall site. Staff is of the opinion that the landscaping percentage may be met as a whole for the entire site. 5,388 square footage of landscaping was originally planned for Lot 2, but 4042 square feet was provided. At the same time the applicant has stated that 6,513 excess square feet of landscaping was shown on the original plans. The applicant needs to provide an updated table with the landscaping percentage for each portion of the project, and for the entire site, to demonstrate that they are on track to meet the 15% landscaping requirement, for the site as a whole, add more landscaping to the site to meet the requirement, or adjust landscaping on future sites. (See Exhibit B).*

2. Secondary water and permanent irrigation systems are required.

Staff Comment: *The applicant does have secondary water for the site.*

3. All landscaped areas shall have a combination of ground cover, shrubs, trees, and may include art, street furniture, patios, fountains and up to twenty-five percent impermeable materials. One tree for every three hundred square feet is required.

Staff Comment: *15 trees have been provided on the landscape plan for Lot 2. The landscaping provided is 4042 square feet of landscaping, which is 13 trees. With 15 trees on this plan, the 1 tree per 300 square feet requirement is met.*

The applicant has updated the landscaping plan for Lots 3 and 4 to move trees farther from the water main line, out near 2700 North. The applicant has updated the landscaping plan for Lots 3 and 4 to move trees farther from the water main line, out near 2700 North. The same number of trees have been provided in the updated plan for Lots 3 and 4, the location has simply been adjusted to be farther away from a water main. Staff recommends that the Planning Commission provide approval for the updated Landscaping plan for Lots 3 and 4, as part of the Lot 2 site plan, as a related item.

One recommended condition is that the applicant provide a line on the landscape plans for Lots 2, 3 and 4 showing the location of trees is no farther than 9' from the top back of curb, that is adjacent to the drive through lanes on the landscape plan, so that Staff can verify that they are planted consistent with this standard, or adjust the tree location if needed to meet this standard.

18.27.050 PARKING.

A. Access.

1. On a corner lot, no curb cut shall be located closer than sixty feet from the intersection of the curb lines from both streets.
2. No curb cut shall be located closer than twenty feet to a side lot line unless common curb cuts are used between uses.

B. Parking shall meet the following general standards;

1. Intensive retail - four spaces per one thousand square feet of gross floor area.
2. Low impact retail - three spaces per one thousand square feet of gross floor area.
3. Restaurants - ten per one thousand square feet of gross floor area plus one half spaces for each employee on the highest employment shift (five spaces minimum for employees
4. Office - four spaces per one thousand square feet of gross floor area.
5. Hotels/motels - one space per room if no in-room cooking provided, otherwise two spaces per room.
6. Automotive repair, service or parts - three spaces per bay and three per one thousand square feet of gross retail space.
7. Listed and unlisted uses may provide alternate data from a traffic engineer or other appropriate sources which may be considered by the planning commission for use in a site plan.

Staff Comment: *There are 3 proposed uses for the Lot 2 site plan:*

Burley Burger - 3000 square feet *[Sit down restaurant / Restaurant] 30+5=35 stalls*

Son Son Asian Grill - 1500 square feet *– [Sit down restaurant/ Restaurant] 15+5=20 stalls*

Menchie's - 1500 square feet *- [Neighborhood services / Intensive Retail] – 6 spaces*

The applicant has provided 25 total stalls. Per the above calculations, a total of 61 stalls is required, if following the above requirements, thus a total of 36 additional stalls would be needed.

According to the above standards, there is a deficit of 36 stalls. Since the buildings are being developed as part of a larger development, 44 stalls were required as part of the approval granted for prior lots - Lots 3 and 4, to be included as shared parking stalls in the parking agreement with the Rush Fun Center. However, after further Staff review, it appears that there was a couple of minor miscalculations on the parking for Lots 3 and 4, which led to indicating that required 9 more stalls were required than are really necessary. Hence, if the above standard is held to, the parking agreement should be amended to add 27 stalls (which is 36 stalls, minus 9), which would require a total of 71 stalls, to be part of the shared parking agreement (given that 44 stalls were already required to have shared parking as part of the agreement), unless the applicant persuades the Commission that less are needed.

The City Code does state that “Listed and unlisted uses may provide alternate data from a traffic engineer or other appropriate sources which may be considered by the planning commission for use in a site plan.” The above mentioned section of City Code provides flexibility, regarding the number of stalls that may be required; meaning that the required parking amount may be significantly reduced by the Commission.

Staff is of the opinion that the number of parking stalls required by the above calculation is likely excessive, and can be reduced for these uses. This is due, in part to the fact that the restaurants are not typical sit-down restaurants, with longer serving and eating times. Staff is of the opinion that the existing 44 stall requirement is likely sufficient to cover shared parking.

Staff recommends that the Commission consider whether the parking agreement needs to be adjusted, or not, as a recommended condition of approval. Staff further recommends that if additional stalls are required by the Commission to be added to the shared parking agreement, as part of any approval for this site, Certificate of Occupancies should not be issued for the building on Lot 2 as part of this site plan, prior to the number of additional stalls determined to be needed for the uses in this building on Lot 2, being completed and approved by the City as part of the Rush Fun Center or other areas on the larger site, that are part of a shared parking agreement.

Staff has requested that the applicant provide information demonstrating case studies of existing similar tenants and similar square footages, or other information, to demonstrate the ability to appropriately lower the amount of required parking.

C. Parking stall size.

1. All parking stalls shall have a nine foot X eighteen foot minimum dimension except for stalls that do not include a two foot area for bumper overhang, where a twenty foot length shall be required. In addition, compact stalls may be a minimum of nine feet X sixteen feet and parallel parking stalls shall be ten feet X twenty-two feet.

2. Any use may have up to twenty-five percent compact parking stalls.

E. Parking lot lighting shall be required for any lot over ten spaces in size. Such lighting shall be directed away from residential areas and only toward the ground.

F. Any parking lot adjacent to a residential use or zone shall be screened with an opaque fence or wall and landscaping to include trees.

H. Lots with over twenty-five spaces shall include at least fifteen percent internal landscaping which shall include trees.

I. Landscaped areas adjacent to streets and parking shall include a two and one half foot berm to reduce the visual impact of the parked cars, except for automotive sales. (Ord.2022-7, dated 3/8/22; prior code: Ord.2000-28, 12/12/00)

Staff Comment: *The stalls meet the required stall size. Staff recommends as a condition of approval, that parking lot lighting for the parking needs to be added to the civil plans, in order to meet the lighting requirement. The applicant has included a 2' berm per the plans, this needs to be increased in height to a 2.5' berm, per code, as part of the landscape plan.*

18.27.080 COMPLIANCE WITH CONDITIONS OF APPROVAL. All conditions of approval are permanent and binding. Failure to maintain improvements in a condition similar to their original approved condition shall subject the owner or lessee to a fine of up to one hundred dollars for each day of noncompliance. Such violations may result in revocation of the business license and/or the conditional use. After written notice, if the violation is not brought into compliance within ten days, the fines and/or procedures specified above shall begin. (Ord.2000-28, 12/12/00)

Staff Comment: *The applicant needs to be aware that any approval is granted with conditions, is not a carte blanche approval, and that necessary signatures, building permits, or certificates of occupancy, will not be provided or issued by the City until the conditions of approval of any site plan approval granted are met. Keeping this in mind will assist in moving the applicant towards the City being able to issue building permits, etc. for the project on this site.*

Staff Recommendation

Staff recommends **approval** of the site plan and building elevations for Peak View Lot 2 with the following conditions and corrections:

- 1) *The masonry on the trash enclosure be a color that is used as a color on the exterior of the main structure, in order to architecturally relate to the building.*
- 2) *The Commission consider whether the parking agreement needs to be adjusted, to the amount of stalls determined by the Commission, as a recommended condition of approval. Staff recommends that the Commission work with the applicant to determine an appropriate amount of parking. A final amount of parking stalls should be specified, and if additional stalls are required, Staff recommends that these be incorporated into the shared parking agreement.*
- 3) *The parking agreement be adjusted, to the amount of stalls determined by the Commission, as a recommended condition of approval, with the caveat that Certificate of Occupancies should not be issued for the building as part of this site plan, prior to the total number of additional stalls determined to be needed for these buildings, listed above, being completed and approved by the City as part of the Rush Fun Center parking lot, or other areas on the larger site, that are part of a shared parking agreement.*
- 4) *If additional stalls are required by the Commission to be added to the shared parking agreement, as part of any approval for this site, Certificate of Occupancies should not be issued for the buildings on Lot 2 as part of this site plan, prior to the number of additional stalls determined to be needed for the uses in this building on Lot 2, being completed and approved by the City as part of the Rush Fun Center or other areas on the larger site, that are part of a shared parking agreement.*
- 5) *The Planning Commission provide approval for the updated Landscaping plan for Lots 3 and 4, as part of the Lot 2 site plan, as a related item.*
- 6) *The applicant provide a line on the landscape plans for Lots 2, 3 and 4 showing that the distance of the trees is no farther than 9' from the top back of curb, that is adjacent to the drive through lanes on the landscape plan, so that Staff can verify that they are planted consistent with this standard, or adjust the tree location if needed to meet this standard.*
- 7) *The applicant needs to provide an updated table with the landscaping percentage for each portion of the project, and for the entire site, to demonstrate that they are on track to meet the 15% landscaping requirement, for the site as a whole, add more landscaping to the site to meet the requirement, or adjust landscaping on future sites. (See Exhibit B).*
- 8) *Parking lot lighting needs to be added to the civil plans, in order to meet the lighting requirement.*

- 9) *Necessary signatures, building permits, or certificates of occupancy, will not be provided or issued by the City until the conditions of approval of any site plan approval granted are met. Keeping this in mind will assist in moving the applicant towards the City being able to issue building permits, etc. for the project on this site.*
- 10) *Berm height along 2700 north needs to be adjusted to 2.5' and shown as such on plans, to comply with City Code.*
- 11) *Requirements of the Fire Marshall Review Comments*
- 12) *Requirements of the Engineer's review memo*

Public Comment

There have been no comments currently.

STAFF CONTACT

Brandon Bell
bbell@pleasantviewcity.com
801-782-8529 Ext: 466

Exhibits

- A) Site Plan & Civil Documents
- B) Landscaping Plan – Lot 2
- C) Landscaping Plan – Lots 3 and 4
- D) Architectural Renderings
- E) Fire Marshall Review Comments

THE PROJECT CONSISTS OF THE CONSTRUCTION OF PARKING LOTS, UTILITIES, AND LANDSCAPE AREAS FOR THREE COMMERCIAL BUILDINGS (LOTS 2-4 OF THE PEAKVIEW PLAZA PUD)

THE SITE ADDRESSES ARE LOT 2 (360 WEST 2650 NORTH), LOT 3 (370 WEST 2650 NORTH) AND LOT 4 (380 WEST 2650 NORTH) IN PLEASANT VIEW, UT. 2650 NORTH STREET IS A PRIVATE ROAD WITHIN THE PEAKVIEW PLAZA PUD DEVELOPMENT.

THE PROPOSED BUILDINGS WILL ACCESS ONTO 2650 NORTH STREET. THERE WILL BE NO ACCESS FROM 2700 NORTH STREET OR 400 WEST.

THE WATER SYSTEM IS UNDER THE AUSPICES OF PLEASANT VIEW CITY. EXISTING 8-INCH C900 DR14 WATER MAINS WERE INSTALLED IN 2650 NORTH STREET AS PART OF PEAKVIEW PLAZA PHASES 1 & 2 MASTER IMPROVEMENTS. 2-INCH WATER SERVICE LINES & 6-INCH FIRE LINES WERE STUBBED TO 5-Feet BEHIND THE PUE FOR EACH LOT. SAID LINES WILL BE EXTENDED TO THE BUILDINGS UPON LOT DEVELOPMENT.

FIRE PROTECTION IS UNDER THE NORTH VIEW FIRE DEPARTMENT. EXISTING FIRE HYDRANTS ARE LOCATED NEARBY, ONE AT THE EAST END OF 2650 NORTH STREET AND ANOTHER AT THE 2650 NORTH/400 WEST INTERSECTION. INDOOR FIRE SPRINKLER SYSTEMS ARE ANTICIPATED TO BE INSTALLED IN THE BUILDINGS.

SECONDARY WATER IS PROVIDED FROM THE PINEVIEW WATER SYSTEM, HOWEVER ON-SITE SECONDARY WATER IS PRIVATELY MAINTAINED BY THE PEAKVIEW PLAZA PUD DEVELOPMENT. EACH LOT CAN BE INDIVIDUALLY WATERED AND HAS A STUBBED 2-INCH LINE TO THE FRONT LANDSCAPING AREA OF EACH LOT. IT IS STRONGLY RECOMMENDED TO PROVIDE SLEEVES UNDER PAVEMENT AREAS TO THE ON-LOT LANDSCAPE AREAS.

EACH LOT WILL CONNECT TO THE 8-INCH SEWER MAIN IN 2650 NORTH STREET. EACH BUILDING WILL HAVE A GREASE INTERCEPTOR SYSTEM. IT IS ANTICIPATED THAT THE EAST AND WEST UNITS IN EACH BUILDING WILL BE FOOD ESTABLISHMENTS - SUCH WILL FLOW TO A SINGLE COMMON TRAFFIC-WORTHY GREASE INTERCEPTOR (APPROX. 1,800 GALLON MINIMUM) LOCATED IN THE PARKING LOTS IN FRONT OF THE BUILDINGS. EACH BUILDING HAS A SEPARATE DOMESTIC WASTEWATER COLLECTION SYSTEM APART FROM THE GREASE INTERCEPTOR SYSTEM. ALL SEWER CONSTRUCTION TO BE IN ACCORDANCE WITH PLEASANT VIEW CITY STANDARDS.

THIS PROJECT WILL TIE INTO THE EXISTING PIPED STORM DRAIN SYSTEM IN 2650 NORTH STREET THAT FLOWS TO THE PEAKVIEW PLAZA MASTER DRAINAGE POND WHERE ALL PEAKVIEW PLAZA DEVELOPMENT STORM DETENTION (AND LID MATTERS) TAKE PLACE - THE MASTER DRAINAGE POND IS PRIVATELY MAINTAINED BY THE PEAKVIEW PLAZA PROJECT. ON-LOT DESIGN AND DRAINAGE CONDUCTANCE TO THE PROJECT'S PIPED SYSTEM IS THE RESPONSIBILITY OF EACH LOT. EACH LOT HAS THE POTENTIAL FOR ON-LOT LID (LOW IMPACT DEVELOPMENT) IN THE FRONT (SOUTH) PORTION OF THE LOT BY IMPLEMENTING A BIOSWALE IN THE FRONT LANDSCAPE AREA.

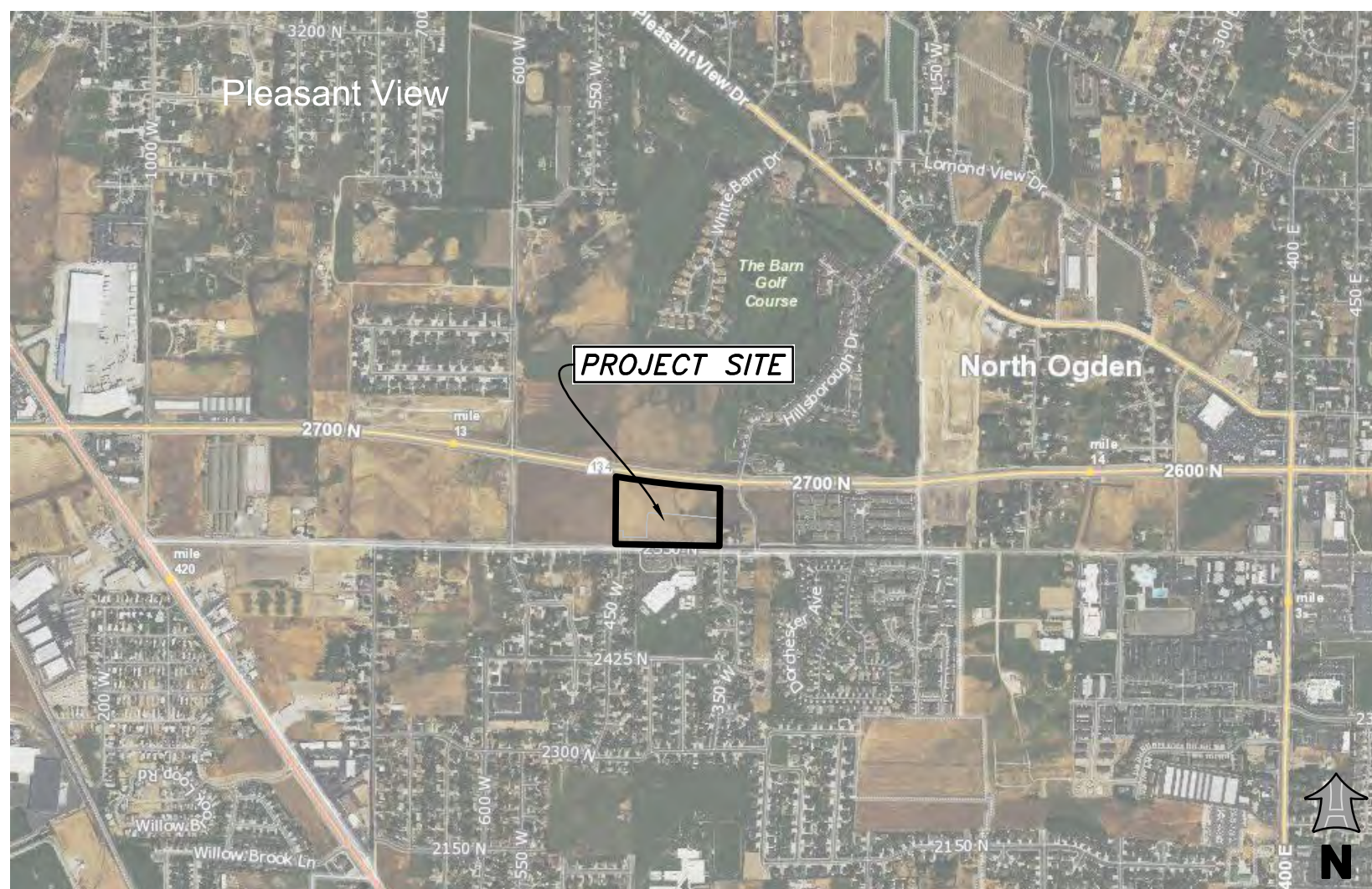
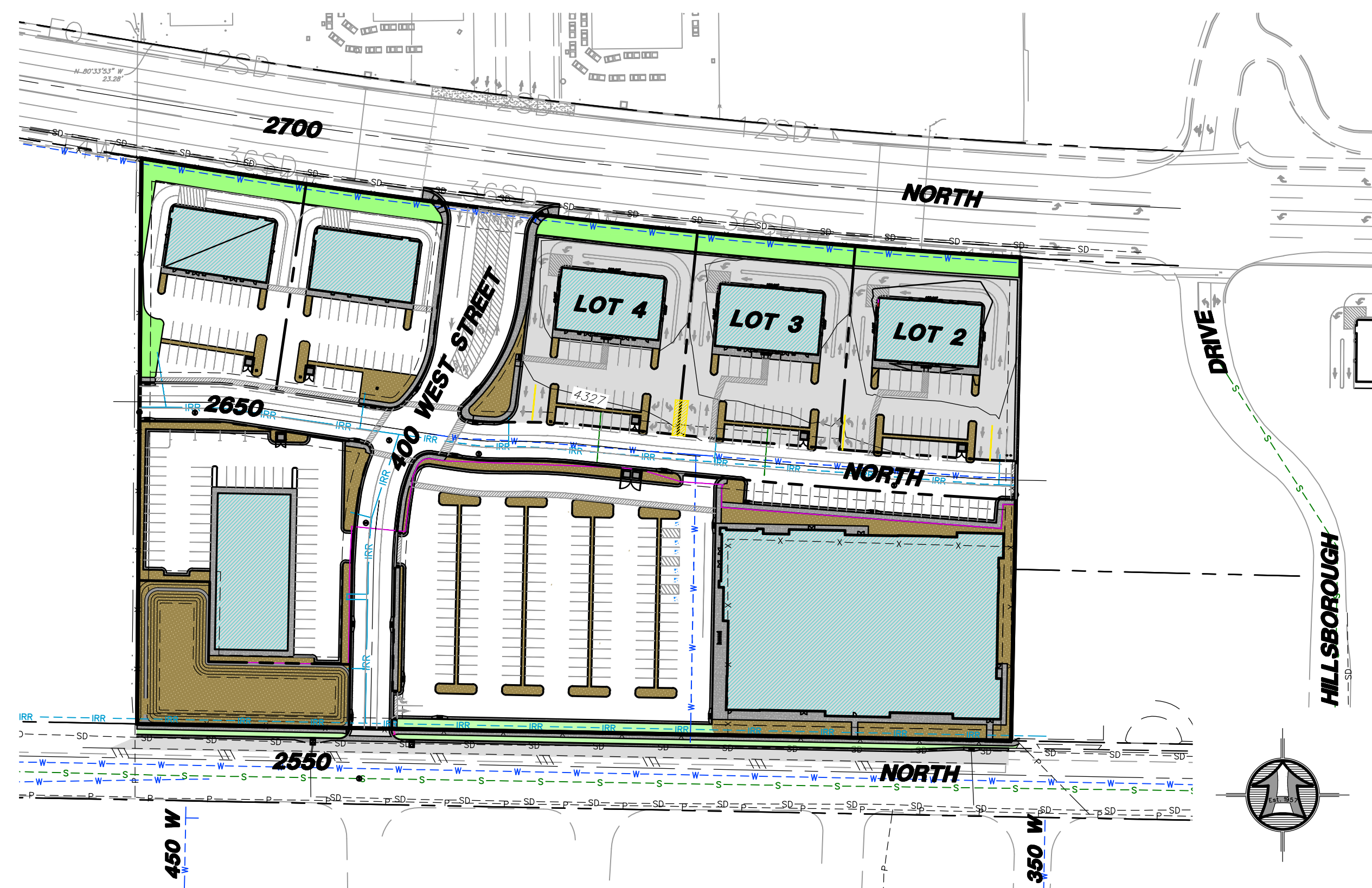
EACH LOT UPON DEVELOPMENT WILL SURFACE FLOW FROM NORTH TO SOUTH, WITH FLOWS BEING COLLECTED IN INLETS. THE SITES IN GENERAL HAVE SOUTHERLY AND WESTERLY GRADIENTS.

THE ROOFS OF THE BUILDINGS SLOPE NORTHWARD – ROOF DRAIN FLOWS TO BE COLLECTED AND PIPED SOUTHERLY AS SHOWN ON PLANS. THE ROOF DRAIN TRUNK LINES ARE LOCATED NEAR THE WEST BUILDING WALLS TO NOT CONFLICT WITH THE CENTRALLY LOCATED SEWER, GREASE INTERCEPTOR AND WATER LINES.

DRY UTILITY ROUTING AND BUILDING ENTRY LOCATIONS ARE CURRENTLY UNDER INVESTIGATION. PER THE ARCHITECTURAL PLANS, GAS METERS AND ELECTRIC METERS ARE TO BE ON THE WEST WALLS OF THE BUILDINGS NEAR THE NORTHWEST CORNERS. BUILDING UNITS ARE TO BE INDIVIDUALLY METERED.

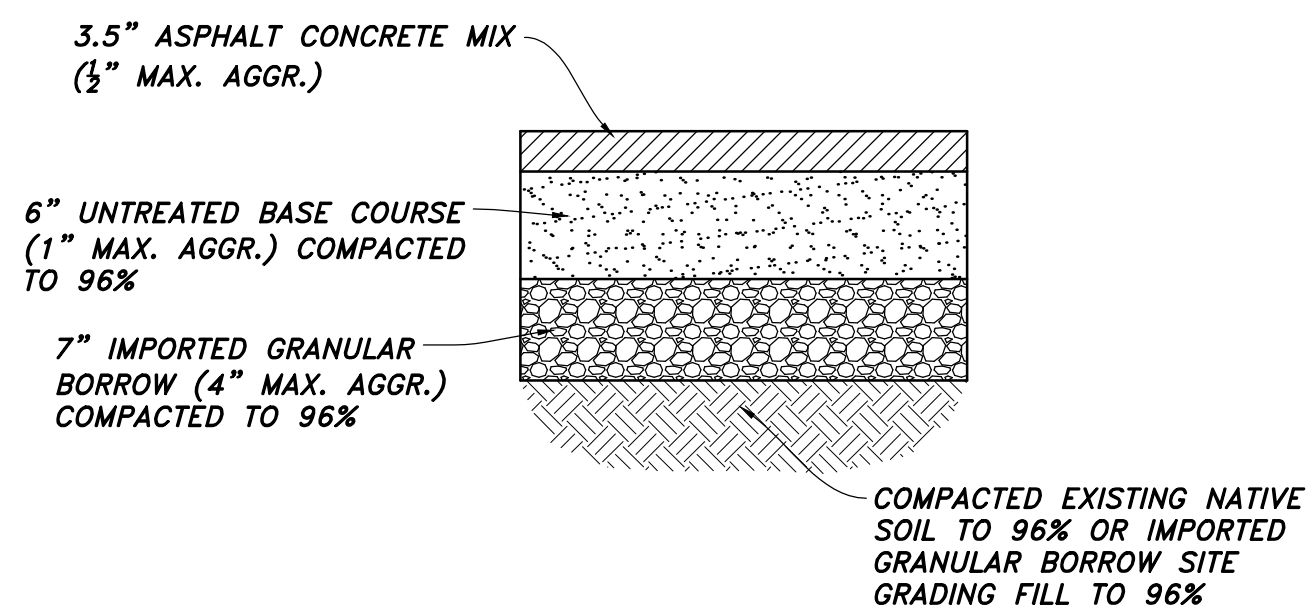
THE STRUCTURAL SECTIONS SHALL BE PER THE SITE GEOTECHNICAL SOIL REPORT. CMT PROJECT NO. 17633, DATED JANUARY 2022. IT IS RECOMMENDED TO USE THE 'INTERNAL DRIVE AREAS' SECTION (3.5 INCHES ASPHALT, ON 6 INCHES ROADBASE, ON 7 INCHES GRANULAR BORROW (ON COMPACTED NATIVE SUBGRADE) FOR AREAS LEADING TO AND THROUGH DRIVE-THRU AREAS. PLACE DUMPSTER PADS ON CONCRETE (6 INCHES CONCRETE ON 5 INCHES ROADBASE, ON COMPACTED NATIVE SUBGRADE). IT IS RECOMMENDED TO PLACE CONCRETE PADS IN FRONT OF DUMPSTER AREAS.

PROJECT NOTES SHEET

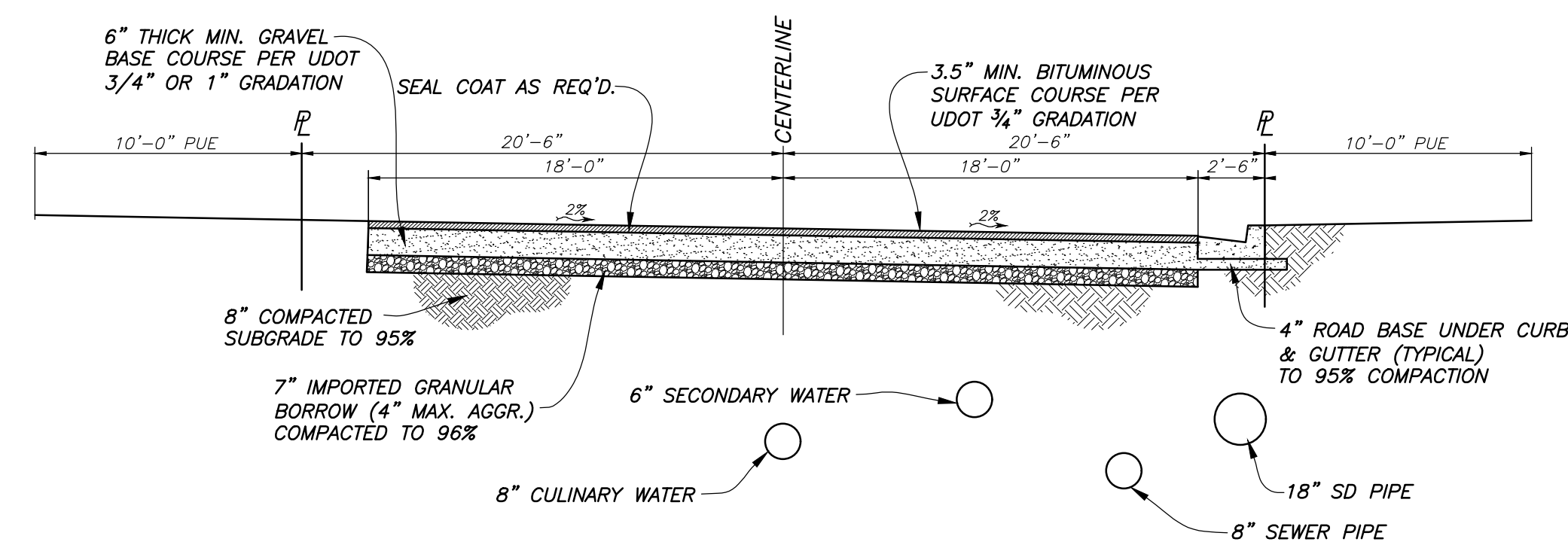


SHEET INDEX:

- 1 PROJECT DATA
2 OVERALL SITE & UTILITY
3 GRADING PLAN
4 DETAILS



NOT TO SCALE



NOT TO SCALE

LOOKING EAST

[illegible]

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
 538 North Main Street, Brigham, Utah 84302
 Visit us at www.hansen.net
 Brigham City Ogden Logan
 (353) 723-5491 (801) 399-4805 (435) 752-8272
Celebrating over 60 Years of Business



Drawn By: BTC Date: 07/25/23
Designed By: _____
Checked By: _____
Approved By: _____
Scale: _____
Drawing File: 21-5-39v19 Ph2
JOB NUMBER: 21-5-39

**PROJECT DATA FOR
PEAKVIEW PLAZA
LOTS 2-4 SITE PLANS**
APPROX. 400 WEST 2700 NORTH
PLEASANT VIEW, UT

Sheet

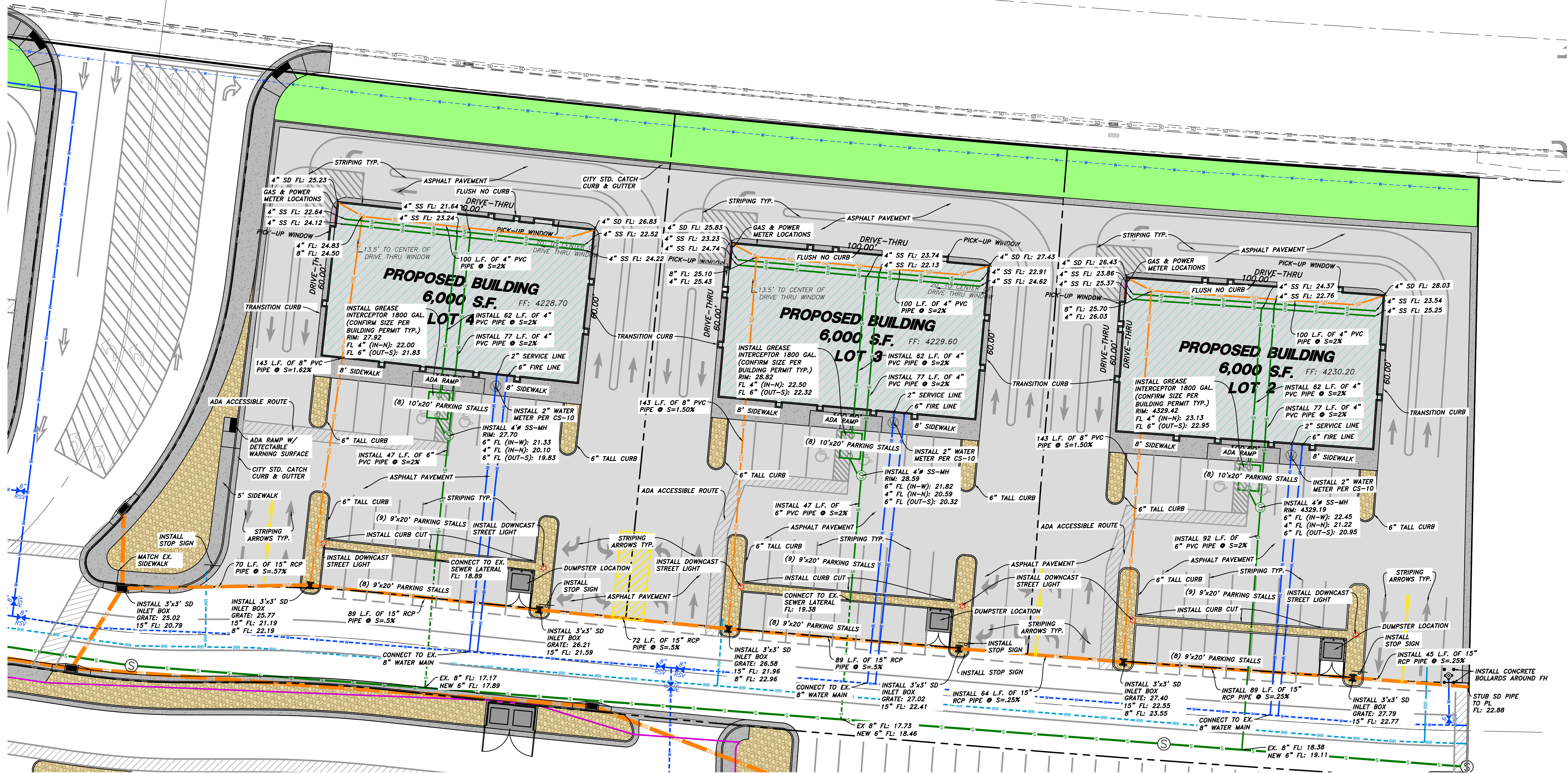
1

of

4

Sheets

OVERALL SITE & UTILITY PLAN



PROJECT DATA

PROJECT ZONING:	M1
LOT 2 AREA:	32,323 S.F.
BUILDING FOOTPRINT AREA:	6,000 S.F.
PARKING REQUIREMENTS:	
RETAIL:	24 STALLS
1 STALL PER 250 S.F.	
TOTAL PARKING REQ'D:	24 STALLS
PARKING STALLS PROVIDED:	23 STALLS
ADA STALLS REQ'D:	2 STALLS

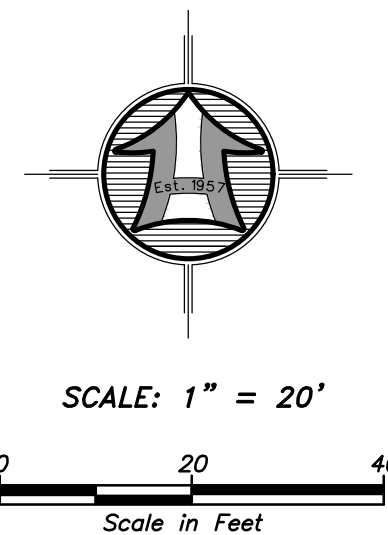
NOTICE!

EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call Before You Dig
1-800-662-4111
UNDERGROUND SERVICE

LEGEND:

SUBDIVISION BOUNDARY	EXISTING STORM DRAIN INLET
PROPOSED PROPERTY LINE	EXISTING WATER METER
EXISTING PROPERTY LINE	EXISTING FIRE HYDRANT
EXISTING SEWER LINE	EXISTING LIGHT POLE
EXISTING WATER LINE	PROPOSED SEWER MANHOLE
EXISTING SECONDARY WATER LINE	PROPOSED STORM DRAIN MANHOLE
EXISTING STORM DRAIN PIPE	PROPOSED STORM DRAIN INLET
PROPOSED SEWER LINE	PROPOSED WATER METER
PROPOSED WATER LINE	PROPOSED FIRE HYDRANT
PROPOSED SECONDARY WATER LINE	EXISTING CURB & GUTTER
PROPOSED STORM DRAIN PIPE	EXISTING SIDEWALK
SAW-CUT REQ'D.	PROPOSED CURB & GUTTER
EXISTING FENCE	PROPOSED SIDEWALK
EXISTING 5' CONTOUR	PROPOSED ASPHALT PAVEMENT
EXISTING SEWER MANHOLE	
EXISTING STORM DRAIN MANHOLE	



Engineer's Notice To Contractors
The existence and location of any underground utility pipes or structures shown on these plans were obtained from available information provided by others. The locations shown are approximate and shall be confirmed in the field by the contractor, so that any necessary adjustment can be made in alignment and/or grade of the proposed improvement. The contractor is required to contact the utility companies and take due precautionary measure to protect any utility lines shown, and any other lines obtained by the contractors research, and others not of record or not shown on these plans.

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hansen.net
Logan Ogden
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 60 Years of Business

HAI

Drawn By: BTC Date: 07/25/23
Designed By:
Checked By:
Approved By:
Scale: 1" = 50'
Drawing File: 21-5-39/19 Ph2
JOB NUMBER: 21-5-39

OVERALL SITE & UTILITY PLAN FOR
PEAKVIEW PLAZA
LOTS 2-4 SITE PLANS
APPROX. 400 WEST 2700 NORTH
PLEASANT VIEW, UT

Sheet

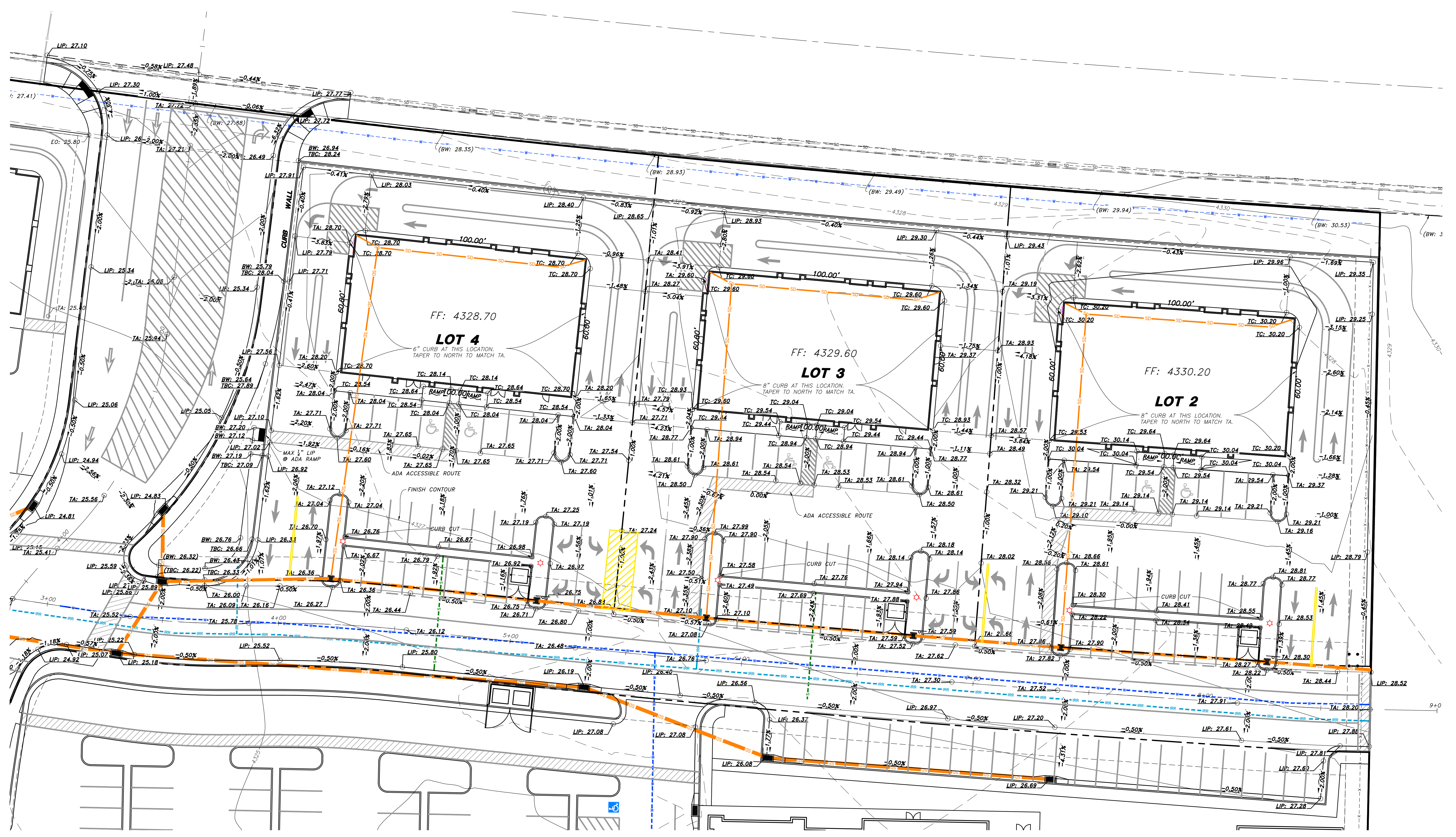
2

of

4

Sheets

OVERALL GRADING PLAN



Engineer's Notice To Contractors

The existence and location of any underground utility pipes or structures shown on these plans were obtained from available information provided by others. The locations shown are approximate and shall be confirmed in the field by the contractor, so that any necessary adjustment can be made in alignment and/or grade of the proposed improvement. The contractor is required to contact the utility companies and take due precautionary measure to protect any utility lines shown, and any other lines obtained by the contractors research, and others not of record or not shown on these plans.

NOTICE!

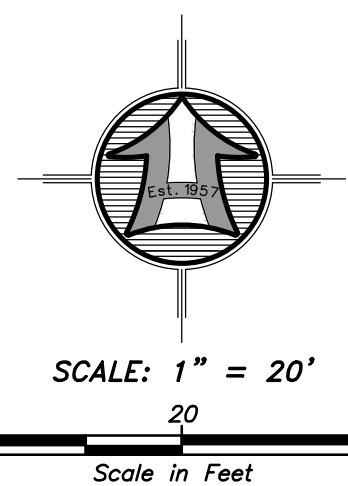
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call BEFORE YOU Dig
1-800-662-4111
UNDERGROUND SERVICE

LEGEND:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
- SAW-CUT REQ'D.
- EXISTING FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE

- EXISTING STORM DRAIN INLET
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT



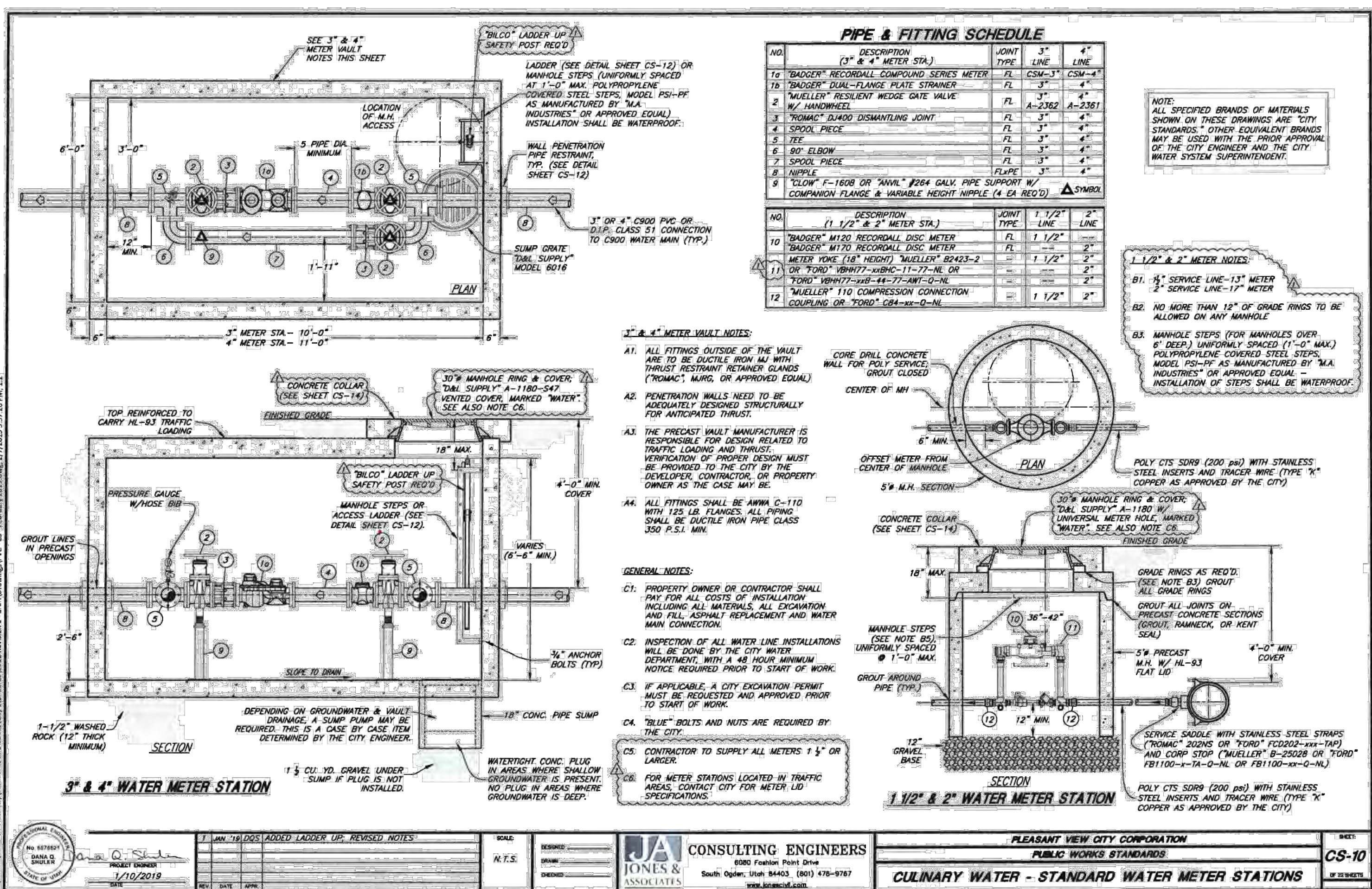
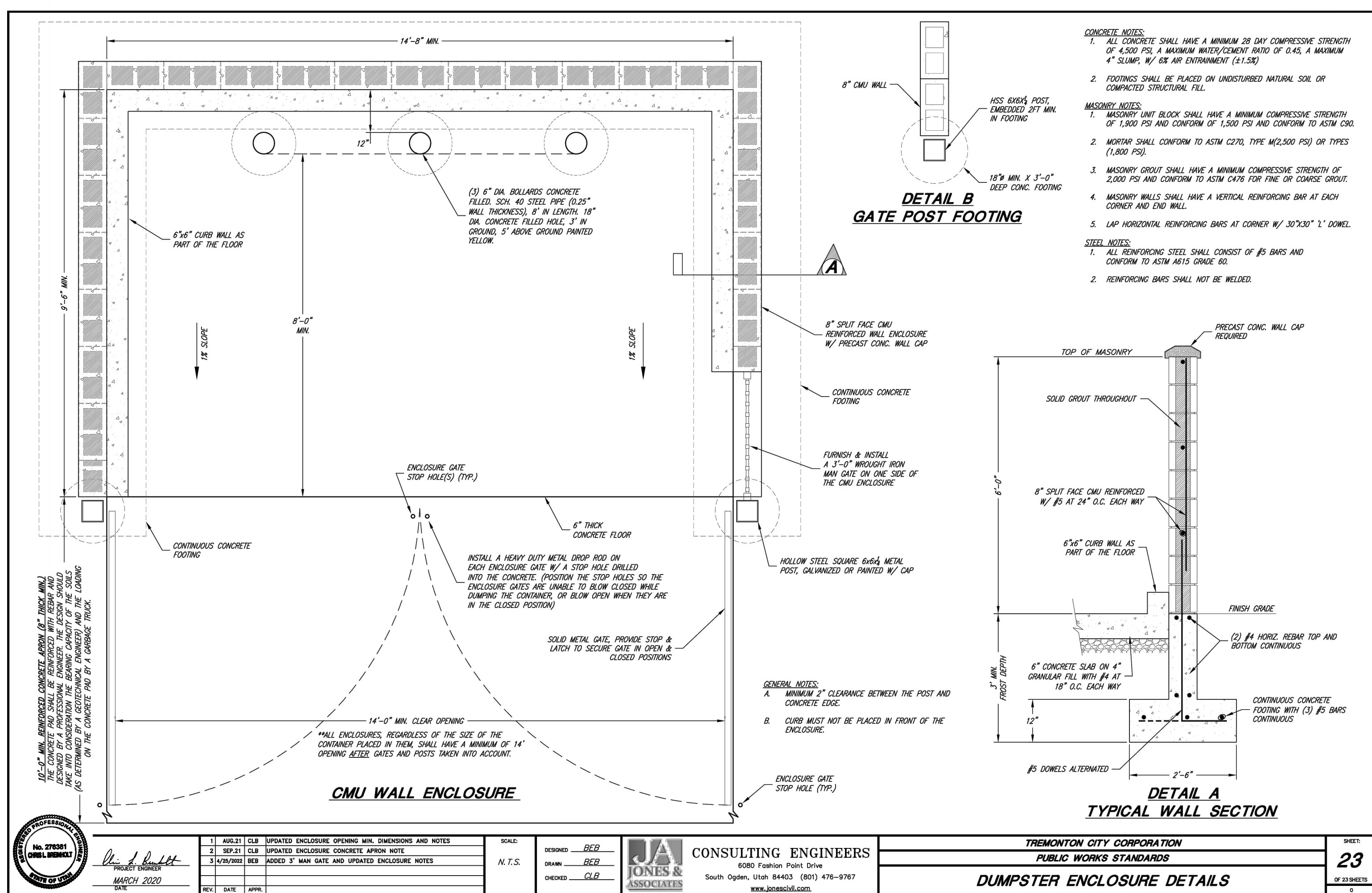
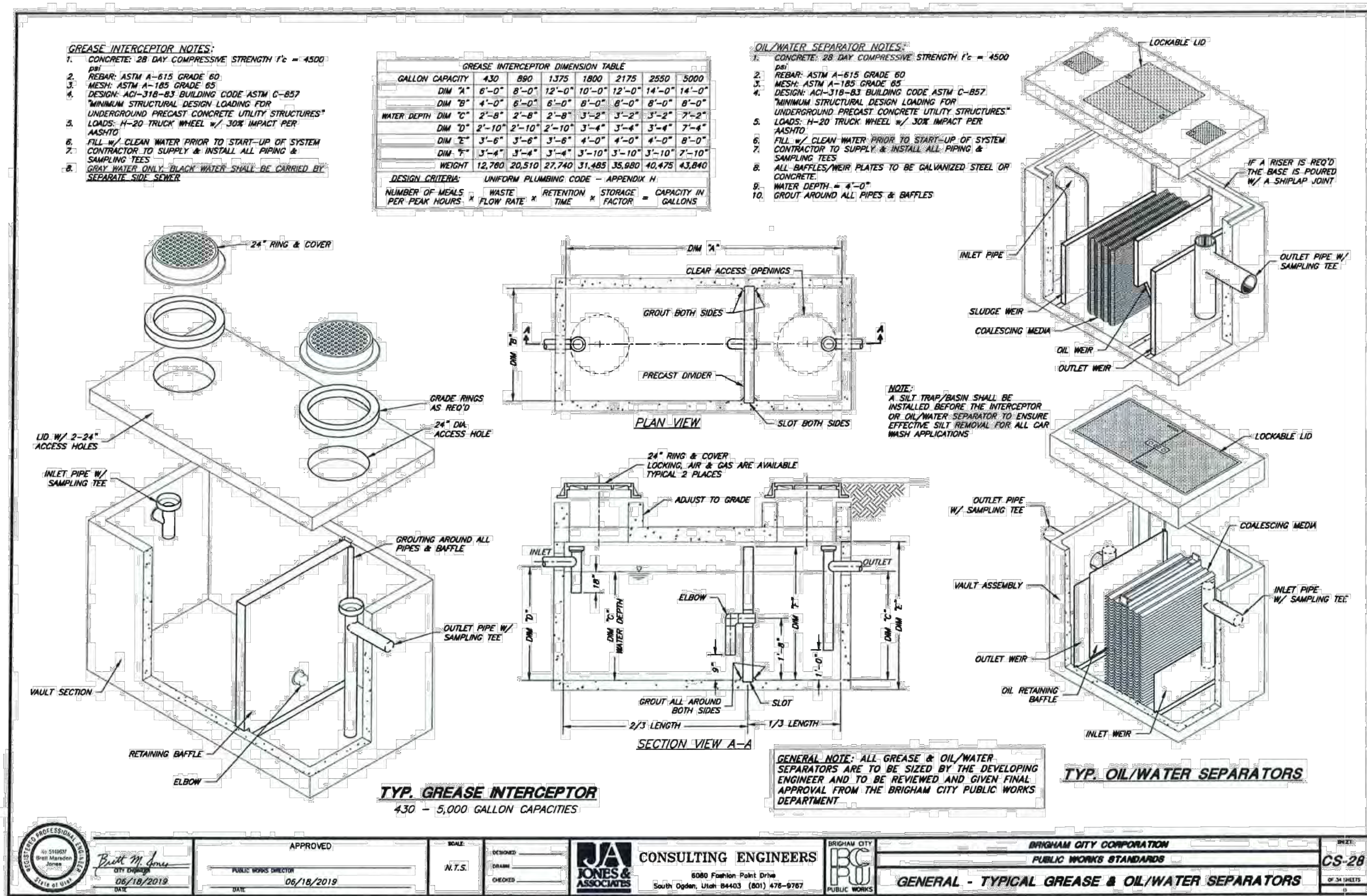
HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hansen.net
Logan Ogden
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 60 Years of Business



Drawn By: BTC Date: 07/25/23
Designed By:
Checked By:
Approved By:
Scale: 1" = 50'
Drawing File: 21-S-39/19 Ph2
JOB NUMBER: 21-S-39

GRADING PLAN FOR
PEAKVIEW PLAZA
LOTS 2-4 SITE PLANS
APPROX. 400 WEST 2700 NORTH
PLEASANT VIEW, UT

DETAILS



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hansen.net
Logan Ogden
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 60 Years of Business

HAI

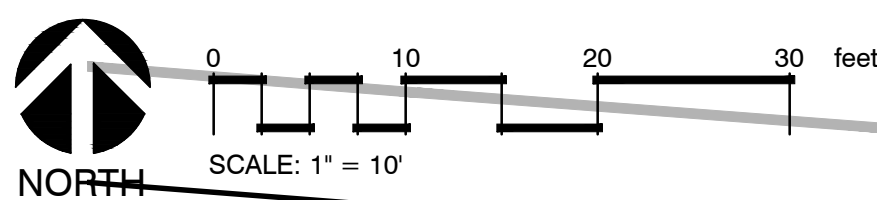
Drawn By: BTC Date: 07/25/23
Designed By: _____
Checked By: _____
Approved By: _____
Scale: 1" = 50'
Drawing File: 21-5-39/19 Pn2
JOB NUMBER: 21-5-39

PEAKVIEW PLAZA
LOTS 2-4 SITE PLANS
APPROX. 400 WEST 2700 NORTH
PLEASANT VIEW, UT

Sheet
4
of
4
Sheets

Site plan of a proposed building and parking area. The building is 100.00' wide and 60.00' deep. The plan includes a north arrow, a scale bar (1" = 10'), and various plant codes (e.g., AG, MR, PP, J, PG, PT, M, E, F, S, ZS, W, AT, C) indicating landscaping locations. A 2' berm is shown along the top edge. The building is surrounded by a parking lot with 10 spaces. A driveway is shown on the left side. The plan also shows existing structures and a road on the right.

PLANTING PLAN



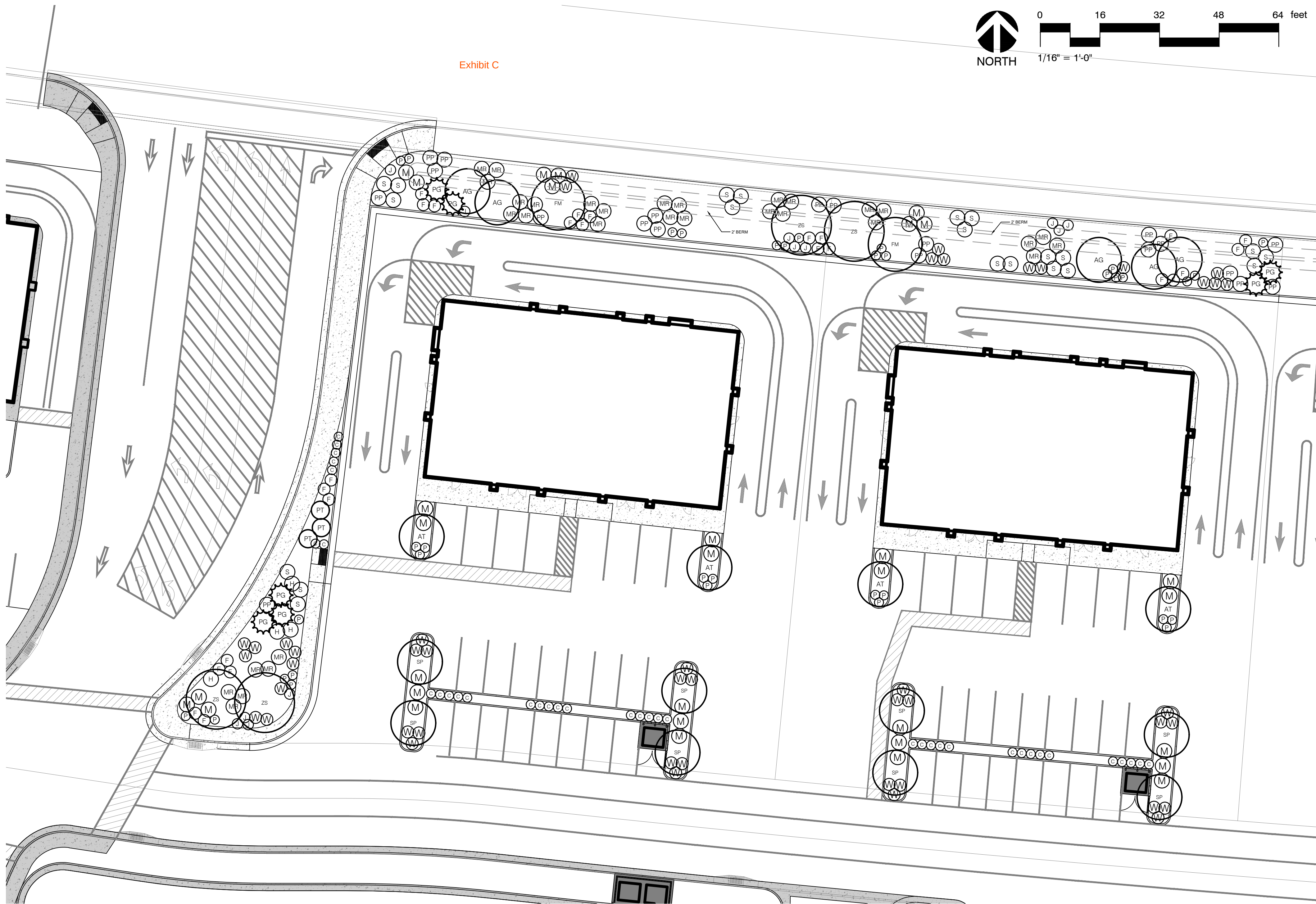


Exhibit C



Tree Count:

Lot 3 - 13 trees
Lot 4 - 20 trees

Notes:

The contractor shall examine the site conditions under which the work is to be performed and notify the Owner's Authorized Representative (OAR) in writing of any unsatisfactory conditions. Do not proceed until conditions have been rectified.

The contractor shall coordinate with all other associated trades to best facilitate the progress of the project.

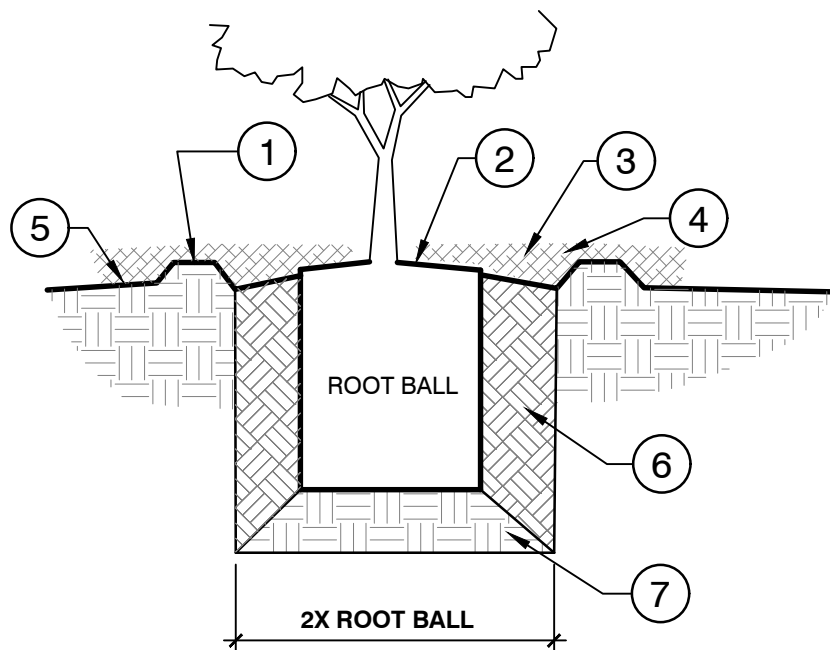
Before any excavation the contractor shall notify blue stakes and coordinate with the OAR for the location of all sleeves, conduits, utilities, etc.

The contractor is responsible for finish grade elevations in the landscape areas. Finish grade shall be smooth and consistent. Allow for and provide 3" rock mulch over weed barrier fabric in all landscape and planted areas. Rock mulch to be 1" Wasatch Grey from Staker Parson or other crushed rock as approved by OAR.

All plant materials must meet sizes indicated in schedules. The OAR reserves the right to refuse plant materials which do not meet the quality required of the project or industry standards. All deciduous trees shall have full, well shaped heads and a single vertical leader when appropriate to species.

All plant quantities are shown for convenience only. The contractor shall verify all quantities and provide plants necessary to complete the plantings as shown.

Planting soil = 75% clean topsoil thoroughly mixed with 25% compost. Planting soil is required (see Detail 3) for all landscape areas and shall be mixed 50/50 with existing soil as backfill for all plants.



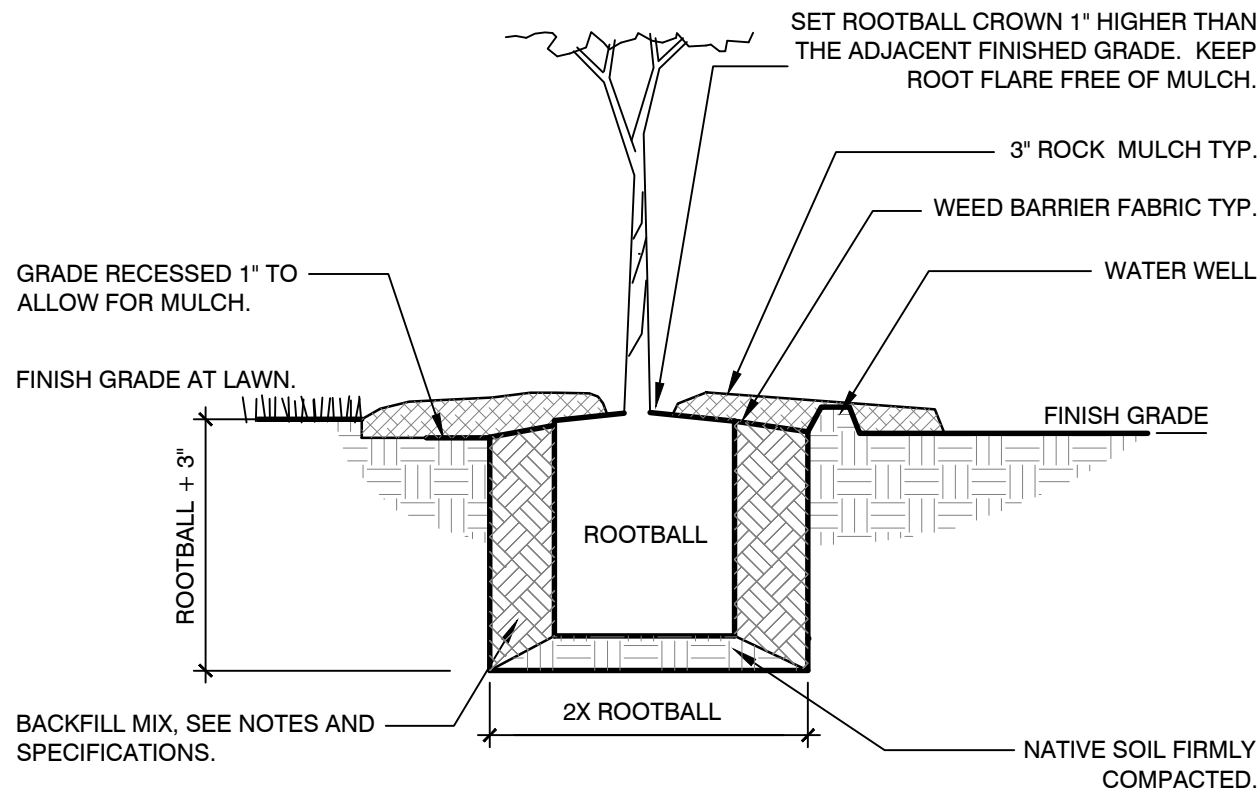
- 1 WATER WELL
SET ROOT BALL CROWN 1"
HIGHER THAN SURROUNDING
FINISHED GRADE. KEEP BASE OF
SHRUB CLEAR OF MULCH.
- 2 3" ROCK MULCH WITH WEED
BARRIER FABRIC TYP.
- 3 SLOPE FINISHED GRADE AT
BACKFILL AWAY FROM ROOT
BALL
- 4 3" ROCK MULCH WITH WEED
BARRIER FABRIC TYP.
- 5 FINISH GRADE
- 6 PLANTING SOIL MIX AS PER
NOTES
- 7 NATIVE SOIL FIRMLY
COMPACTED

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
AG	Acer grandidentatum	Bigtooth Maple	15 gal.	5	
AT	Acer tataricum 'GarAnn'	Hot Wings® Tatarian Maple	2" Cal.	4	Climp Form
FM	Fraxinus mandshurica 'Mancana'	Mancana Ash	2" Cal.	2	
PG	Picea orientalis 'Green Knight'	Wells Green Knight Spruce	5' Ht.	7	
PT	Populus tremula 'Erecta'	European Columnar Aspen	2" Cal.	3	
SP	Syringa pekinensis 'WFH2'	Great Wall™ Peking Lilac	2" Cal.	8	
ZS	Zelkova serrata 'Musashino'	Musashino Japanese Zelkova	2" Cal.	4	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
C	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal.	37	
F	Forsythia x intermedia 'Courtaneur'	Gold Cluster™ Forsythia	5 gal.	25	
H	Hibiscus syriacus 'Diana'	Diana Rose of Sharon	5 gal.	4	
J	Juniperus communis 'Alpine Carpet'	Juniper	5 gal.	12	
MR	Mahonia repens	Creeping Mahonia	5 gal.	31	
M	Miscanthus sinensis 'Gracillimus'	Blue Jean Baby Russian Sage	5 gal.	31	
P	Perovskia atriplicifolia 'Blue Jean Baby'	Pawnee Buttes® Sand Cherry	5 gal.	35	
PP	Prunus besseyi 'P011S'	White Meidiland® Shrub Rose	5 gal.	20	
W	Rosa x 'Meicoublan'	Miss Kim Korean Lilac	5 gal.	45	
S	Syringa patula 'Miss Kim'		5 gal.	21	

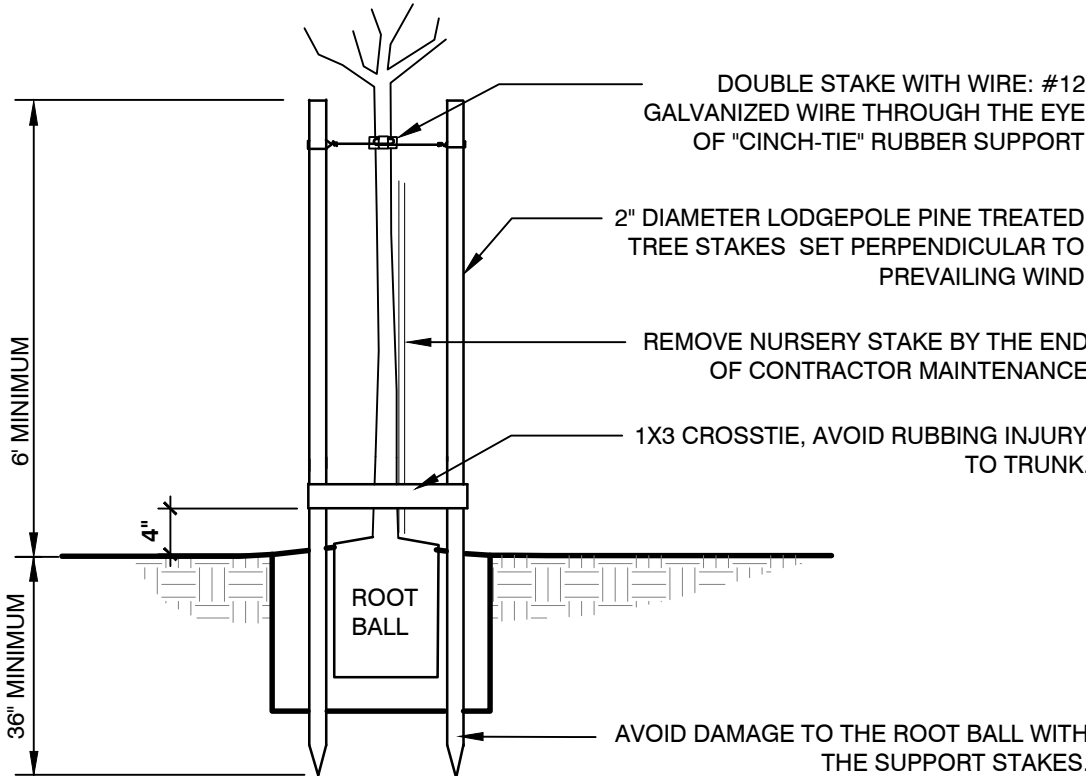
This design is based on survey data obtained from other parties and field observation by the designer. The subsequent accuracy of this document while considered reliable is not warranted or guaranteed. Although this document is intended for use during construction, the actual conditions encountered on site may require the modification of information contained herein.

Extents of existing landscape areas and and other features are approximate and intended for reference only. Any disturbed areas outside the landscape areas shown shall be repaired at not additional cost to the owner.



PLANT PIT DETAIL

NOTE: INSTALL TREE STAKES AS PER
DETAIL OR APPROVED EQUAL METHOD



STAKING DETAIL

2

TREE PLANTING WITH DOUBLE STAKES

1" = 1'-0"

1

SHRUB PLANTING

1" = 1'-0"

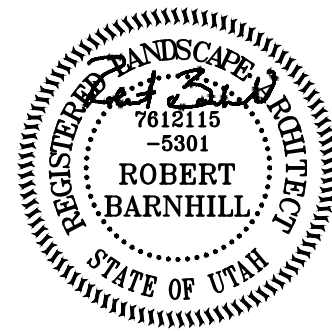
P-CO-MON-07

P-CO-MON-11

DATE: 07/25/2023

DESIGNER: RJB

001.682.3558



PEAKVIEW PLAZA - LOTS 3 & 4
400 W 2100 N
PLEASANT VIEW, UT

SHEET

L-101

LANDSCAPE

PLANTING PLAN

PEAK VIEW PLAZA RETAIL BUILDING

BUILDING 2 SHELL ONLY

PLEASANT VIEW, UT



ARCHITECT



(801) 392-6882
1708 E. 5550 S. #20
SOUTH OGDEN, UT
PROJECT MANAGER
JASON R. BALL

MECHANICAL & ELECTRICAL ENGINEER



DC ENGINEERING, INC.
CONSULTING ENGINEERS
2688 South 4050 West Ogden, Utah 84401
(801) 388-3920 • Fax (801) 732-9229

STRUCTURAL

Engineering West, L.L.C.

STRUCTURAL ENGINEERING SERVICES
3677 NORTH HIGHWAY 126
FARR WEST, UT 84404
PHONE: (801) 298-4378 (WEST)



FAX: (801) 296-6253



LIST OF DRAWINGS	
C	COVER SHEET
ARCHITECTURAL DRAWINGS	
A1	MAIN FLOOR PLAN
A2	FINISH SCHEDULE & DETAILS
A3	BUILDING SECTION
A4	WALL SECTIONS
A5	ROOF PLAN & DETAILS
A6	FRONT & SIDE EXTERIOR ELEVATIONS
A7	SIDE & BACK EXTERIOR ELEVATIONS
STRUCTURAL DRAWINGS	
S1	FOOTING & FOUNDATION PLAN
S2	SHEARWALL PLAN
S3	ROOF FRAMING PLAN
S4	STRUCTURAL NOTES & SCHEDULES
S5	STRUCTURAL DETAILS
MECHANICAL & ELECTRICAL DRAWINGS	
M1	MECHANICAL NOTES & SYMBOLS
M2	MECHANICAL PLAN
M3	MECHANICAL DETAILS
P1	PLUMBING NOTES & SYMBOLS
P2	PLUMBING PLAN
P3	PLUMBING DETAILS
P4	ROOF DRAINAGE PLAN
E1	ELECTRICAL NOTES & SYMBOLS
E2	ELECTRICAL PLAN
E3	ELECTRICAL DETAILS

BUILDING CODE ANALYSIS	
BUILDING OCCUPANCY	A-2, B & M
CONSTRUCTION TYPE	VB
BUILDING HEIGHT	1 FLOOR / 21'-0"
FIRE SUPPRESSION	NO
BUILDING FOOT PRINT	6,032 SQUARE FEET
CHAPTER 5 - ALLOWABLE HEIGHT - BASE ALLOWABLE AREA - AREA INCREASE 30'-0" ALL SIDES Aa=6,000+(6000x.75)	1 FLOORS / 40' FEET 6,000 BASE ALLOWABLE 10,500 TOTAL ALLOWABLE
FIRE RESISTANCE RATING TABLE 601 - STRUCTURAL FRAMING - EXTERIOR BEARING - INTERIOR BEARING - NONBEARING WALLS - FLOOR CONSTRUCTION - ROOF CONSTRUCTION	0 HOUR 0 HOUR 0 HOUR 0 HOUR 0 HOUR 0 HOUR

BUILDING DESIGN CODES
2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL FUEL GAS CODE 2020 NATIONAL ELECTRICAL CODE 2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE 1997 UNIFORM CODE FOR BUILDING CONSERVATION 2009 ICC A117.1

COVER SHEET		C
RIDGELINE DESIGN ARCHITECTS 1708 E. 5550 S. #20 SOUTH OGDEN, UT 84403 Phone 801-392-6882 Fax 801-621-1494	date 05-05-2022 job no 2207 revisions project PEAK VIEW PLAZA RETAIL BUILDING PLEASANT VIEW, UTAH	



SIDE EXTERIOR ELEVATION

SCALE 1/4"=1'-0"



FRONT EXTERIOR ELEVATION

SCALE 1/4"=1'-0"

- TOP OF PARAPET ELEVATION 121'-0"
- TOP OF PARAPET ELEVATION 118'-0"
- DECORATIVE PAINTED METAL CAP
- ROOF BEARING ELEVATION 113'-0"
- DECORATIVE METAL LOUVER
- POWDERCOATED METAL TRELLIS
- TIMBERTECH OPEN JOINT CLADDING
- 4" ATLAS BRICK
- ALUMINUM STOREFRONT
- CONCRETE FOUNDATION
- MAIN FLOOR ELEVATION 100'-0"



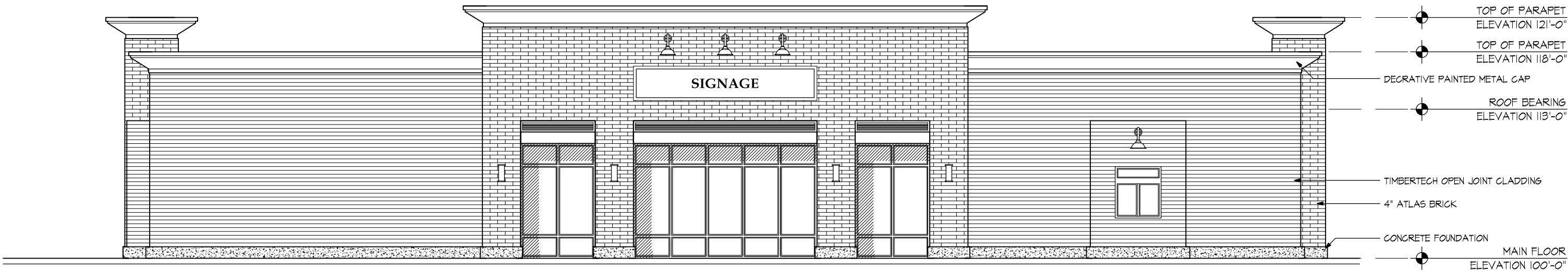
FRONT & SIDE EXTERIOR ELEVATIONS		A6
RIDGELINE DESIGN ARCHITECTS 1708 E. 5550 S. #20 SOUTH OGDEN, UT 84403 Phone 801-392-6882 Fax 801-621-1494		
PROJECT PEAK VIEW PLAZA RETAIL BUILDING PLEASANT VIEW, UTAH		



SIDE EXTERIOR ELEVATION

SCALE

1/4"=1'-0"



BACK EXTERIOR ELEVATION (STREET SIDE)

SCALE

1/4"=1'-0"



BACK & SIDE EXTERIOR ELEVATIONS

RIDGELINE DESIGN
ARCHITECTS

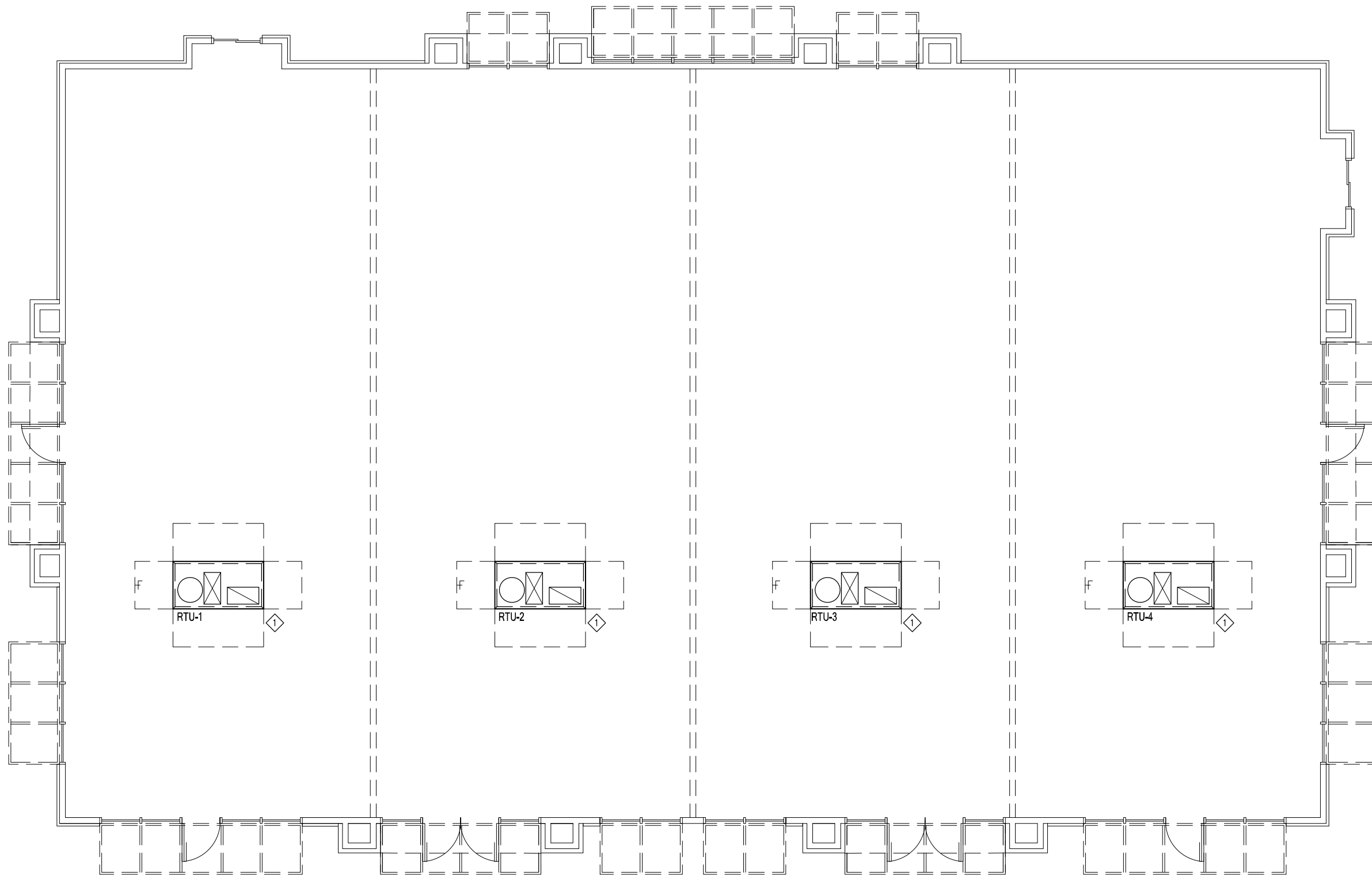
1708 E. 5550 S. #20 SOUTH OGDEN, UT 84403
Phone 801-392-6882 Fax 801-621-1494

date 05-05-2022 job no 2207

revisions

project
PEAK VIEW PLAZA RETAIL BUILDING
PLEASANT VIEW, UTAH

A7



KEYED NOTES

1 COORDINATE WITH TRUSS MANUFACTURER.

MECHANICAL PLAN

SCALE 1/4"=1'-0"



DC ENGINEERING, INC.
CONSULTING ENGINEERS
2688 South 4050 West Ogden, Utah 84401
(801) 388-3920 Fax (801) 732-9229

MECHANICAL PLAN

RIDGELINE DESIGN
ARCHITECTS

1708 E. 5550 S. #20 SOUTH OGDEN, UT 84403
Phone 801-392-6882 Fax 801-621-1494

date 05-05-2022 job no 2207

revisions

project
PEAK VIEW PLAZA RETAIL BUILDING
PLEASANT VIEW, UTAH

M2

NORTH VIEW FIRE DISTRICT

315 East 2550 North

North Ogden, UT 84414

Phone: 782-8159

Fax: 782-3532

July 12, 2023

RE: Peak View Plaza Lot 2

As the Authority Having Jurisdiction (AHJ), I have reviewed the building plans for the Peak View Plaza lot 2 located at approx.. 400 West 2700 North Pleasant View, UT. Based on the International Fire Code 2021 edition, the following corrections need to be addressed:

1. Fire Department access is acceptable as designed.
2. Fire hydrants were installed and accepted with the site work for Peak View Plaza phase 2. No additional fire hydrants are required.

Every effort has been made to provide a complete and thorough review of these plans. However, nothing in this review is intended to relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards.

Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.

A handwritten signature in black ink, appearing to read 'Ryan Barker', with a long horizontal flourish extending to the right.

Ryan Barker
Fire Marshal
North View Fire District