



Pleasant View Planning Commission

Meeting Agenda

Thursday, January 5, 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 Julie Farr)
- b. Declaration of Conflicts of Interest.

6:05 P.M. 2. **Administrative Considerations.**

- a. *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.

6:30 P.M. 3. **Public Hearings – Legislative Considerations and Recommendations to City Council.** (*Recommendations for Approval/Denial of Zone Text Amendments*)

- a. Zoning map amendments to consider adjusting the zoning district for property at approximately 1630 West, between Pleasant View Drive and Highway 89, (Weber County Parcel # 19-014-0078), from RE-15 to RE-20.
- b. 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.
- c. 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.
- d. 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 use of a surety bond, an escrow cash bond, or a letter of credit.

7:30 P.M. 5. **Set 2023 Planning Commission meeting schedule.** Meetings will be held the first Thursday 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 | • July 6, 2023 |
| • February 2, 2023 | • August 3, 2023 |
| • March 2, 2023 | • September 7, 2023 |
| • April 6, 2023 | • October 5, 2023 |
| • May 4, 2023 | • November 2, 2023 |
| • June 1, 2023 | • December 7, 2023 |

7:45 P.M. 8. **Remarks from Commissioners and/or Staff**

8:00 P.M. 9. **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, January 5, 2023, at 6:00 PM.**

Notice posted December 30th, 2022 / 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.

To: Amy Sue Mabey, MPA
City Administrator
Pleasant View City
801 827-0468

Date: 11/10/2022

Re: Pole Patch # 28 Board of Adjustment Meeting 11/22/2022 at 4:30

As we just discussed during our phone conversation, I am unable to attend the aforementioned Zoom Meeting. It is important that we adhere to this timeline however I will be in an area without internet or phone access for numerous hours at that time, as will my daughter and trustee Cassandra Bailey Lopez.

Therefore, as owner I am designating Trevor and/or Elle of Pierce Design to attend and act on my behalf as you require.

Sincerely,
Gloria Harmon
Owner Pole Patch # 28

A handwritten signature in black ink that reads "Gloria Harmon". The signature is written in a cursive style with a long horizontal line extending to the right.

	PROPOSED CONSTRUCTION: LOT #28, POLE PATCH NO. 2 WATERFALL DR. PLEASANT VIEW, UTAH	PREPARED FOR: JOE & CASSIE GIARRUSSO-LOPEZ 249 TIMBERLINE ROAD LEWISTOWN, MONTANA 59457 (908) 334-5278	PREPARED BY: JAMES L. CARROLL & ASSOCIATES 231 EAST 400 SOUTH SUITE #35 SALT LAKE CITY, UTAH 84111 (801) 359-8517	FLOOR ELEVATIONS DRIVE @ STREET: 5462'-0" MAIN LEVEL: 5495'-2 1/2" GARAGE: 5471'-6" GARAGE LEVEL: 5472'-0" LOWER LEVEL: 5483'-7 1/4"	LEGEND EXISTING GRADE ----- PROPOSED GRADE _____
--	--	---	--	--	--

20'-0" SIDE YARD SETBACK

50'-0" REAR YARD SETBACK

LOT 29

LOT 31

LOT 27

LOT 26

WATERFALL DRIVE

POLE PATCH NO. 2

PLEASANT VIEW, UTAH

20'-0" SIDE YARD SETBACK

50'-0" REAR YARD SETBACK

1

City Code 18.38.070.G – Structures shall not be placed on or across a fault nor within fifty feet unless it is determined by professional experts that the distance of fifty feet may be reduced without creating a potential hazard.

Update: received Geotechnical/Geologic Report on 11/01/2022; 20.7’ setback from fault line recommended by Geologist met; distance appears to be met

NOTE: THIS AREA IS IN DRINKING WATER SOURCE PROTECTION FOR SOME OF THE CITY’S WELLS & SPRINGS. NOTICE TO THE PROPERTY OWNER SHOULD BE GIVIN REGARDING POTENTIAL CONTAMINANTS & PRECAUTIONARY MEASURES TO TAKE.

NOTE: THIS AREA IS IN CRITICAL WATER RECHARGE ZONE. IMPERVIOUS AREA SHOULD BE KEPT TO A MINIMUM

1

SITE PLAN

SCALE: 1" = 50'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

NOTE: MINIMUM OF 5% SLOPE AWAY FROM ALL BUILDINGS MINIMUM 10'-0": 2% SLOPE THEREAFTER.
NOTE: ALL GRADING TO BE IN COMPLIANCE w/ SECTION IRC R403.1.7.3
NOTE: BOULDER LANDSCAPING NOT TO EXCEED 50% AS PER IBC 3304.1.1 REQUIREMENT.

James L. Carroll & Associates

"INNOVATORS OF AWARD WINNING DESIGN"

231 EAST 400 SOUTH SUITE #35
SALT LAKE CITY, UTAH 84111 (801) 359-8517
www.jamescarrollandassociates.com

VISTA LAGO

LOT #28, POLE PATCH NO. 2
WATERFALL DR.
PLEASANT VIEW, UTAH

SHEET # L-1.0	PROJECT: VISTA LAGO
	PLAN DATE: 12-01-2022
	DRAWN BY: E.M.
	REVISED BY:
	REVISED DATE:
	PLOT DATE:
DESCRIPTION:	ALL WORK PERFORMED IN THIS SECTION SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH NATIONAL AND LOCAL BUILDING CODES. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES BEFORE ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES DUE TO ANY OMISSIONS OR ERRORS IN THE DESIGN AND/OR CONSTRUCTION. THESE PLANS, DRAWINGS, AND SPECIFICATIONS ARE THE PROPERTY OF JAMES L. CARROLL & ASSOCIATES, ALL RIGHTS ARE RESERVED. NO PART OF THESE PLANS, DRAWINGS, OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESSED WRITTEN CONSENT FROM AN OFFICER OF JAMES L. CARROLL & ASSOCIATES. UNDER PENALTY OF PERSECUTION, THESE PLANS ARE RELEASED FOR CONSTRUCTION ON THE SITE-LOCKED HEREON AND OUTLIES.
	SITE PLAN

	PROPOSED CONSTRUCTION: LOT #28, POLE PATCH NO. 2 WATERFALL DR. PLEASANT VIEW, UTAH	PREPARED FOR: JOE & CASSIE GIARRUSSO-LOPEZ 249 TIMBERLINE ROAD LEWISTOWN, MONTANA 59457 (908) 334-5278	PREPARED BY: JAMES L. CARROLL & ASSOCIATES 231 EAST 400 SOUTH SUITE #35 SALT LAKE CITY, UTAH 84111 (801) 359-8517	FLOOR ELEVATIONS DRIVE @ STREET: 5462'-0" MAIN LEVEL: 5495'-2 1/2" GARAGE: 5471'-6" GARAGE LEVEL: 5472'-0" LOWER LEVEL: 5483'-7 1/4"	LEGEND EXISTING GRADE - - - - - PROPOSED GRADE _____
--	---	--	---	---	---



James L. Carroll & Associates
"INNOVATORS OF AWARD WINNING DESIGN"
231 EAST 400 SOUTH SUITE #35
SALT LAKE CITY, UTAH 84111 (801) 359-8517
www.jamescarrollandassociates.com

VISTA LAGO
LOT #28, POLE PATCH NO. 2
WATERFALL DR.
PLEASANT VIEW, UTAH

ALL WORK PREPARED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH NATIONAL AND UTAH BUILDING CODES AND SPECIFICATIONS AND ASSUME RESPONSIBILITY FOR ANY DAMAGES OR STRUCTURAL FAILURES RESULTING FROM ANY CHANGES OR DEVIATIONS FROM THESE DRAWINGS.

THESE PLANS, DRAWINGS AND DESIGNS ARE THE PROPERTY OF JAMES L. CARROLL & ASSOCIATES AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT FROM AN OFFICE OF JAMES L. CARROLL & ASSOCIATES. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION ON THE SITE DESCRIBED HEREON AND NO OTHER.

PROJECT: VISTA LAGO
PLAN DATE: 12-01-2022
DRAWN BY: E.M.
REVISED BY:
REVISED DATE:
PLOT DATE:
DESCRIPTION: SITE PLAN

SHEET #
L-1.1

PROPOSED CONSTRUCTION:
LOT #28, POLE PATCH NO. 2
WATERFALL DR.
PLEASANT VIEW, UTAH

PREPARED FOR:
JOE & CASSIE GIARRUSSO-LOPEZ
249 TIMBERLINE ROAD
LEWISTOWN, MONTANA 59457
(908) 334-5278

PREPARED BY:
JAMES L. CARROLL & ASSOCIATES
231 EAST 400 SOUTH SUITE #35
SALT LAKE CITY, UTAH 84111
(801) 359-8517

FLOOR ELEVATIONS
DRIVE @ STREET: 5462'-0" MAIN LEVEL: 5495'-2 1/2"
GARAGE: 5471'-6"
GARAGE LEVEL: 5472'-0"
LOWER LEVEL: 5483'-7 1/4"

LEGEND
EXISTING GRADE - - - - - PROPOSED GRADE _____



James L. Carroll & Associates

"INNOVATORS OF AWARD WINNING DESIGN"

231 EAST 400 SOUTH SUITE #35
SALT LAKE CITY, UTAH 84111 (801) 359-8517
www.jamescarrollandassociates.com

VISTA LAGO

LOT #28, POLE PATCH NO. 2
WATERFALL DR.
PLEASANT VIEW, UTAH

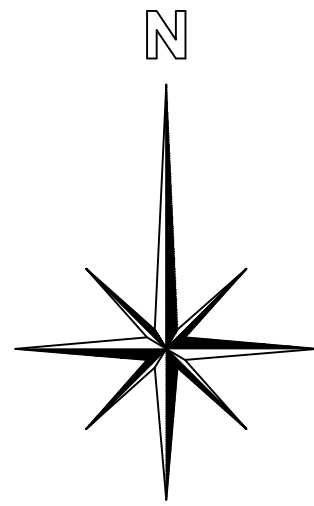
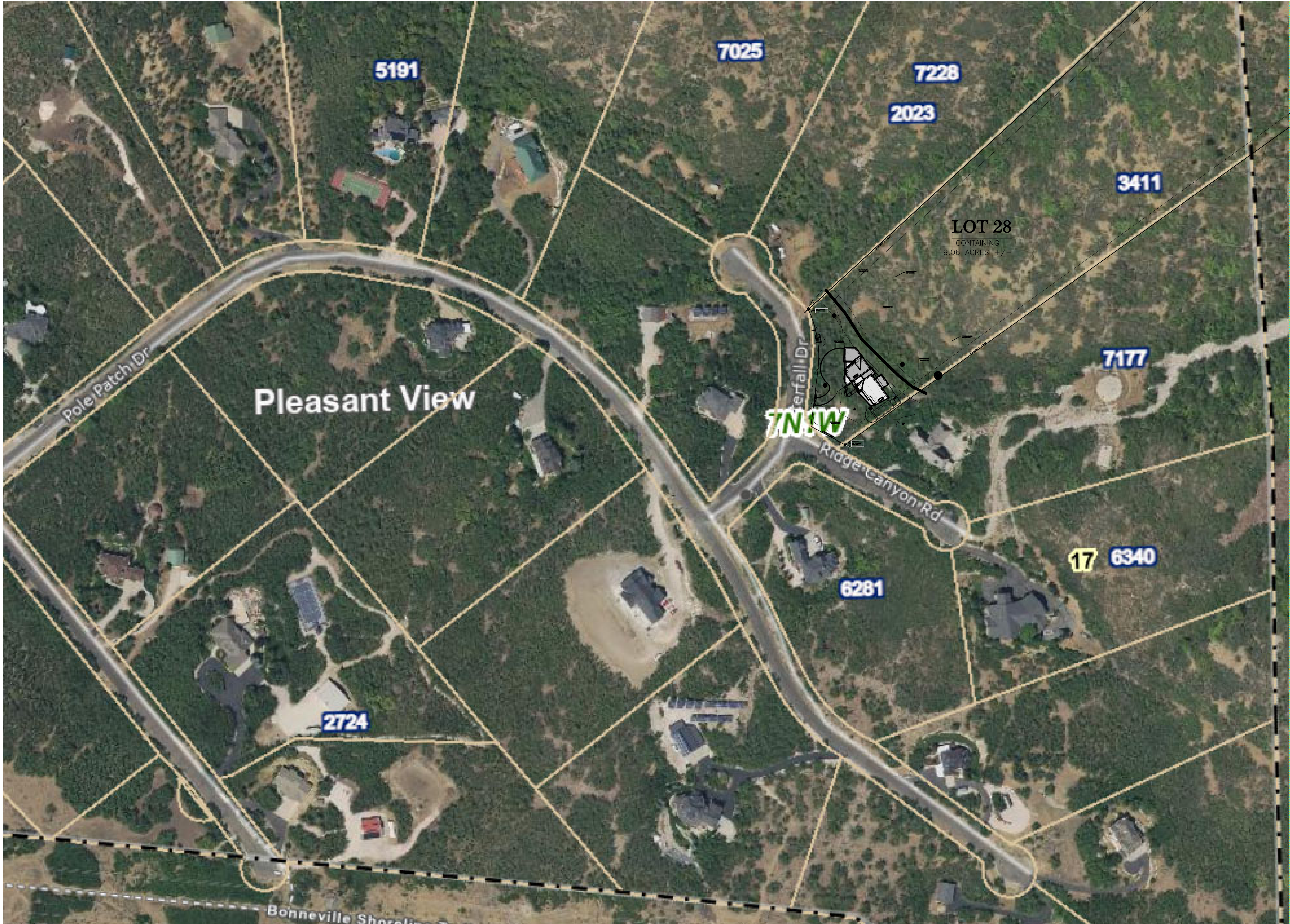
ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH NATIONAL AND UTAH STANDARDS. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES OR STRUCTURAL FAILURES RESULTING FROM THE USE OF THESE PLANS. THESE PLANS, DRAWINGS, AND DESIGNS ARE THE PROPERTY OF JAMES L. CARROLL & ASSOCIATES AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF JAMES L. CARROLL & ASSOCIATES. THESE PLANS ARE RELEASED FOR CONSTRUCTION ON THE SITE DESCRIBED HEREIN AND NO OTHER.

PROJECT: VISTA LAGO
PLAN DATE: 12-01-2022
DRAWN BY: E.M.
REVISED BY:
REVISED DATE:
PLOT DATE:
DESCRIPTION: SITE PLAN

SHEET #

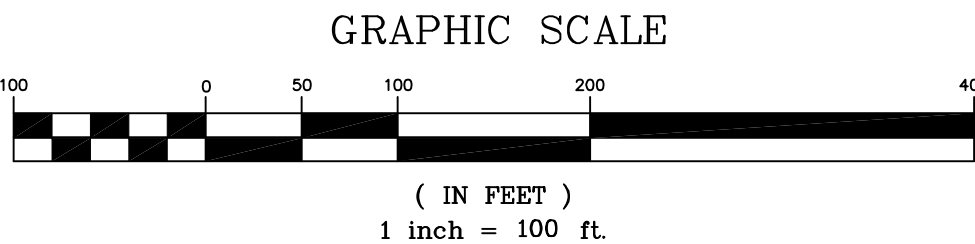
L-1.2

	PROPOSED CONSTRUCTION: LOT #28, POLE PATCH NO. 2 WATERFALL DR. PLEASANT VIEW, UTAH	PREPARED FOR: JOE & CASSIE GIARRUSSO-LOPEZ 249 TIMBERLINE ROAD LEWISTOWN, MONTANA 59457 (908) 334-5278	PREPARED BY: JAMES L. CARROLL & ASSOCIATES 231 EAST 400 SOUTH SUITE #35 SALT LAKE CITY, UTAH 84111 (801) 359-8517	FLOOR ELEVATIONS DRIVE @ STREET: 5462'-0" MAIN LEVEL: 5495'-2 1/2" GARAGE: 5471'-6" GARAGE LEVEL: 5472'-0" LOWER LEVEL: 5483'-7 1/4"	LEGEND EXISTING GRADE - - - - - PROPOSED GRADE _____
--	---	--	---	---	---



1
L-1.3

VICINITY PLAN
SCALE: 1" = 100'



NOTE: MINIMUM OF 5% SLOPE AWAY FROM ALL BUILDINGS MINIMUM 10'-0": 2% SLOPE THEREAFTER.
NOTE: ALL GRADING TO BE IN COMPLIANCE w/ SECTION IRC R403.1.7.3
NOTE: BOULDER LANDSCAPING NOT TO EXCEED 50% AS PER IBC 3304.1.1 REQUIREMENT.

James L. Carroll & Associates

"INNOVATORS OF AWARD WINNING DESIGN"

231 EAST 400 SOUTH SUITE #35
SALT LAKE CITY, UTAH 84111 (801) 359-8517
www.jamescarrollandassociates.com

VISTA LAGO

LOT #28, POLE PATCH NO. 2
WATERFALL DR.
PLEASANT VIEW, UTAH

ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH NATIONAL AND STATE REQUIREMENTS. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES OR STRUCTURAL FAILURES RESULTING FROM THE USE OF THESE DRAWINGS. THESE PLANS, DRAWINGS, AND DESIGNS ARE THE PROPERTY OF JAMES L. CARROLL & ASSOCIATES AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT FROM AN OFFICIAL OF JAMES L. CARROLL & ASSOCIATES. THESE PLANS ARE FIELD USE ONLY FOR CONSTRUCTION ON THE SITE DESCRIBED HEREIN AND NO OTHER.

PROJECT: VISTA LAGO

PLAN DATE: 12-01-2022

DRAWN BY: E.M.

REVISED BY:

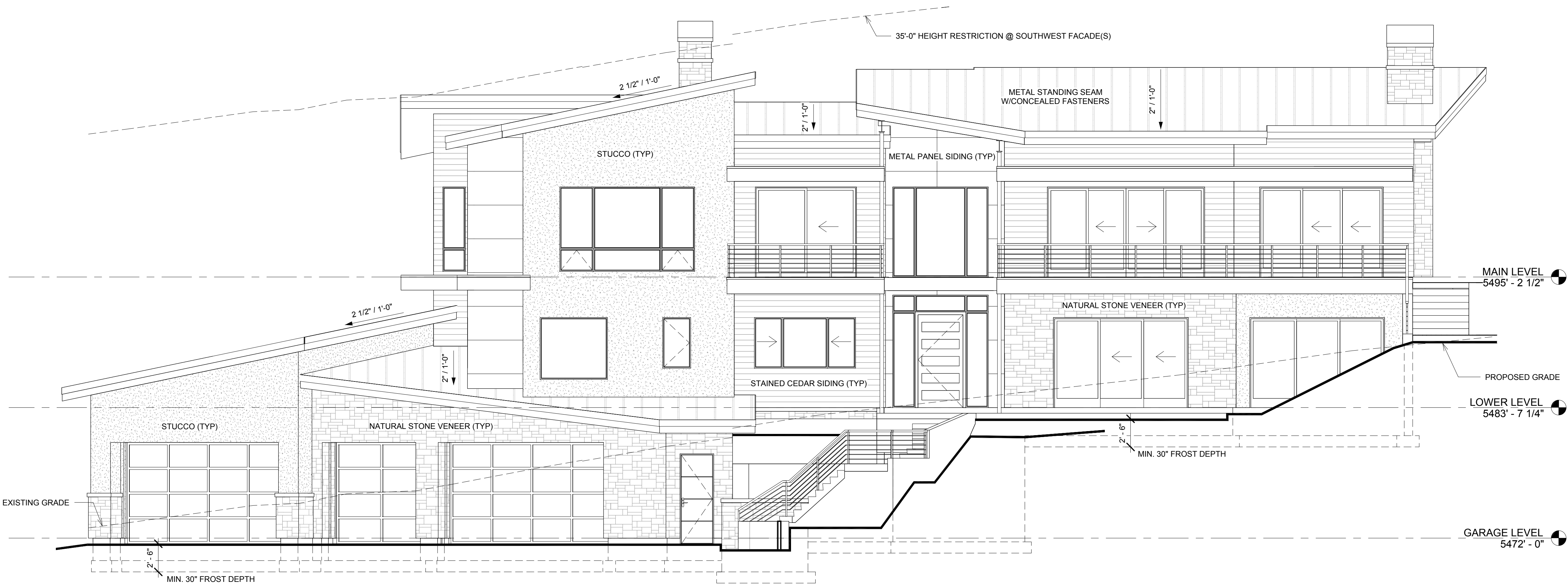
REVISED DATE:

PLOT DATE:

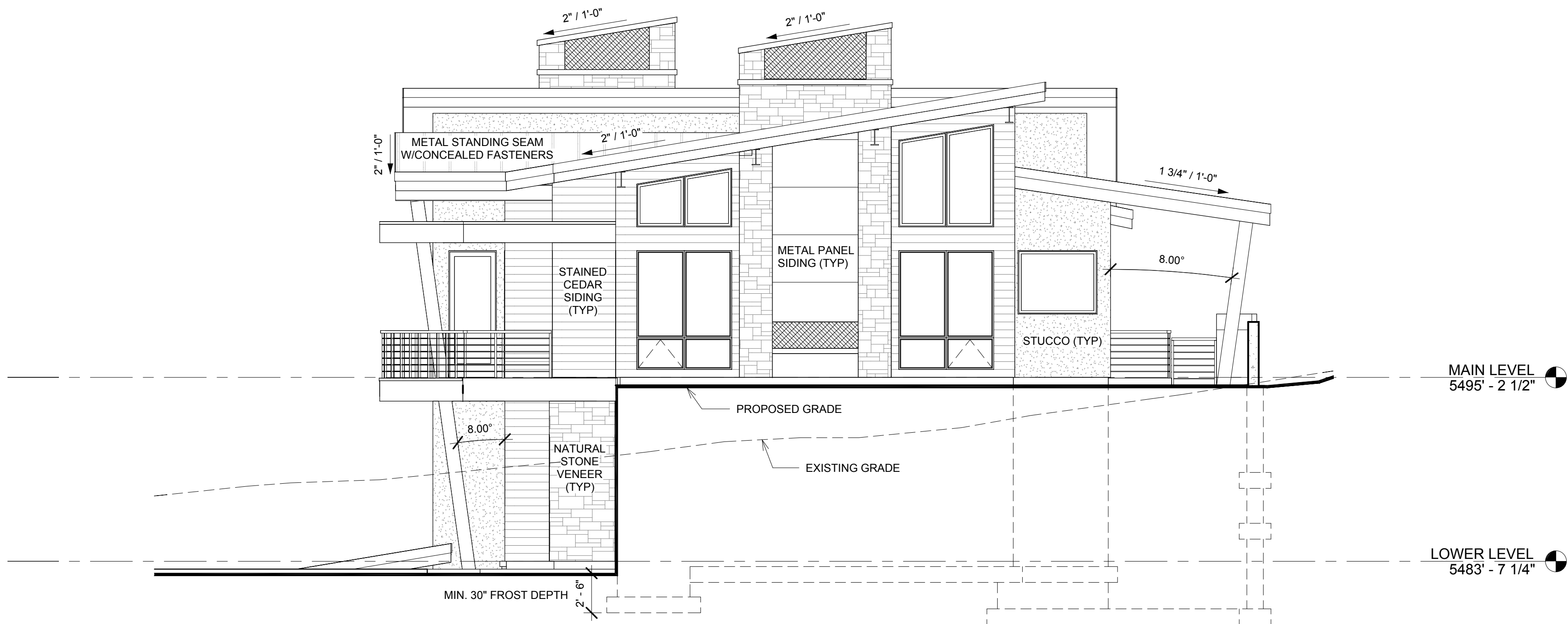
DESCRIPTION: VICINITY PLAN

SHEET #

L-1.3



① SOUTHWEST ELEVATION
3/16" = 1'-0"



② SOUTHEAST ELEVATION
3/16" = 1'-0"

EXTERIOR MATERIALS

WOOD SIDING	CEDAR -
STONE	NATURAL STONE VENEER
METAL SIDING	COR-TEN STEEL PANEL SIDING
SOFFIT	16 GA. COR-TEN
PITCHED ROOFS	24 GA. COR-TEN STANDING SEAM w/CONCEALED FASTENERS
THIN FLAT ROOFS	24 GA. COR-TEN STANDING SEAM w/CONCEALED FASTENERS
FASCIA	16 GA. COR-TEN w/4" DRIP EDGE
WINDOW / DOOR FRAMES	COMPOSITE FIBERGLASS - DARK BRONZE - DOUBLE INSULATED
GARAGE DOOR	MARTIN - ATHENA - DARK BRONZE METAL FRAME w/FROSTED GLASS PANELS
DECK RAILING & TRIM	METAL - DARK BRONZE
DECK	REDWOOD OR IPE WOOD DECKING OVER W.P. MEMBRANE OVER PLYWOOD

ELEVATION NOTES:

IRC 2015

- ROOFING MATERIALS SHALL COMPLY WITH IRC R902.1.
- ASPHALT SHINGLES SHALL NOT BE INSTALLED ON ROOFS HAVING A SLOPE LESS THAN 4 TO 12 UNLESS A DOUBLE UNDERLAYMENT IS INSTALLED IN ACCORDANCE WITH IRC R905.2.2.
- PROVIDE ICE BARRIER FROM EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE. IRC R905.2.2.1
- ENCLOSED ATTIC AND RAFTER SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED. TOTAL VENTILATING AREA RATIO MAY BE REDUCED TO NOT LESS THAN 1 TO 300 IF (1) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE, OR (2) A 1 PERM VAPOR BARRIER IS INSTALLED IN THE WARM SIDE OF THE CEILING. IRC R806
- MIN. 4-MIL. POLYETHYLENE VAPOR RETARDER OVER INSULATION ON EXTERIOR WALLS AND ROOF CEILING. IRC R601.3
- PROVIDE 2 LAYERS OF WEATHER BARRIER UNDER STUCCO SYSTEMS & "CULTURED" STONE.
- CHIMNEYS SHALL EXTEND 24" ABOVE NEAREST BUILDING PORTION WITHIN A 10'-0" RADIUS, BUT NOT LESS THAN 36" ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF. IRC R1003.9
- CONTRACTOR SHALL PROVIDE AN ICBO EVALUATION REPORT FOR ANY STUCCO OR EPS SYSTEM USED. INSPECTIONS ARE REQUIRED FOR ALL STUCCO AND EPS SYSTEMS. IRC R109.1.5 SPECIAL INSPECTIONS REQUIRED FOR EPS SYSTEM.
- EXTERIOR GUARDRAILS SHALL COMPLY WITH IRC R312.
- FINAL GRADE AT STRUCTURE SHALL BE 6" BELOW TOP OF FOUNDATION. IRC R404.1.6
- FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR AS PER IRC. 1405.3
- EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTIVE EXTERIOR WALL ENVELOPE. PROVIDE WEATHER-RESISTIVE BARRIER FLASHING DETAIL FOR WINDOWS, DOORS, AND OTHER OPENINGS IN THE BUILDING ENVELOPE. INCLUDE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- CALL FOR INSPECTION OF ALL FLASHING AS REQUIRED BY UTAH STATE AMENDMENT TO IRC. SEC. R109.1.5
- PROVIDE CONTINUOUS PRE-FAB RIDGE VENTS AT ROOF.
- AT THE INTERSECTION OF FOUNDATION TO STUCCO, MASONRY, SIDING, STONE OR BRICK VENEER AN APPROVED CORROSION-RESISTANT FLASHING WITH A 1/2" DRIP LIP EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION IS REQUIRED.
- PROVIDE MINIMUM R-38 INSULATION AT ALL ROOF LOCATIONS.
- PROVIDE MINIMUM R-20 INSULATION AT ALL EXTERIOR WALLS.
- INSPECTIONS ARE REQUIRED FOR ALL STUCCO AND "EPS" SYSTEMS. PROVIDE PRODUCT SPECIFICATIONS AND "ICOP" EVALUATION REPORT (OR EQUAL) FOR ANY STUCCO OR "EPS" SYSTEMS USED. IRC R109.1.5
- PROVIDE A MINIMUM OF 1" CLEARANCE (AIR SPACE) BETWEEN INSULATION AND BOTTOM OF ROOF SHEATHING. IRC R802.3
- PROVIDE A CLASS I OR II VAPOR RETARDER AT THE INTERIOR SIDE OF FRAME WALLS IN CLIMATE MAXIMUM ALLOWABLE HEIGHT PROPOSED FINISHED GRADE EXISTING GRADE

NOTE: 30" MIN. FROST DEPTH TO BOTTOM OF FOOTINGS

NOTE: ALL CHIMNEYS TO EXTEND MIN. 24" ABOVE ANY ROOF W/IN 10'-0" RADIUS & 36" DIRECTLY ABOVE THE ROOF

James L. Carroll & Associates

"INNOVATORS OF AWARD WINNING DESIGN"

231 EAST 400 SOUTH SUITE #35

SALT LAKE CITY, UTAH 84111 (801)359-8517

www.jamescarrollandassociates.com

VISTA LAGO

LOT #28, POLE PATCH NO. 2

WATERFALL DR.

PLEASANT VIEW, UTAH

PROJECT: VISTA LAGO

PLAN DATE: 12-01-2022

DRAWN BY: E.M.

REVISED BY:

REVISED DATE:

PLOT DATE:

DESCRIPTION: EXTERIOR ELEVATIONS

ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH NATIONAL AND UTAH BUILDING CODES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES OR STRUCTURAL VALUES IN THESE DRAWINGS. THESE DRAWINGS ARE THE PROPERTY OF JAMES L. CARROLL & ASSOCIATES. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR COPIED WITHOUT THE EXPRESS WRITTEN CONSENT FROM AN OFFICER OF JAMES L. CARROLL & ASSOCIATES. UNDER PENALTY OF PERJURY, NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR COPIED ON THE SITE DESCRIBED HEREON AND NO OTHER.

A-1.0



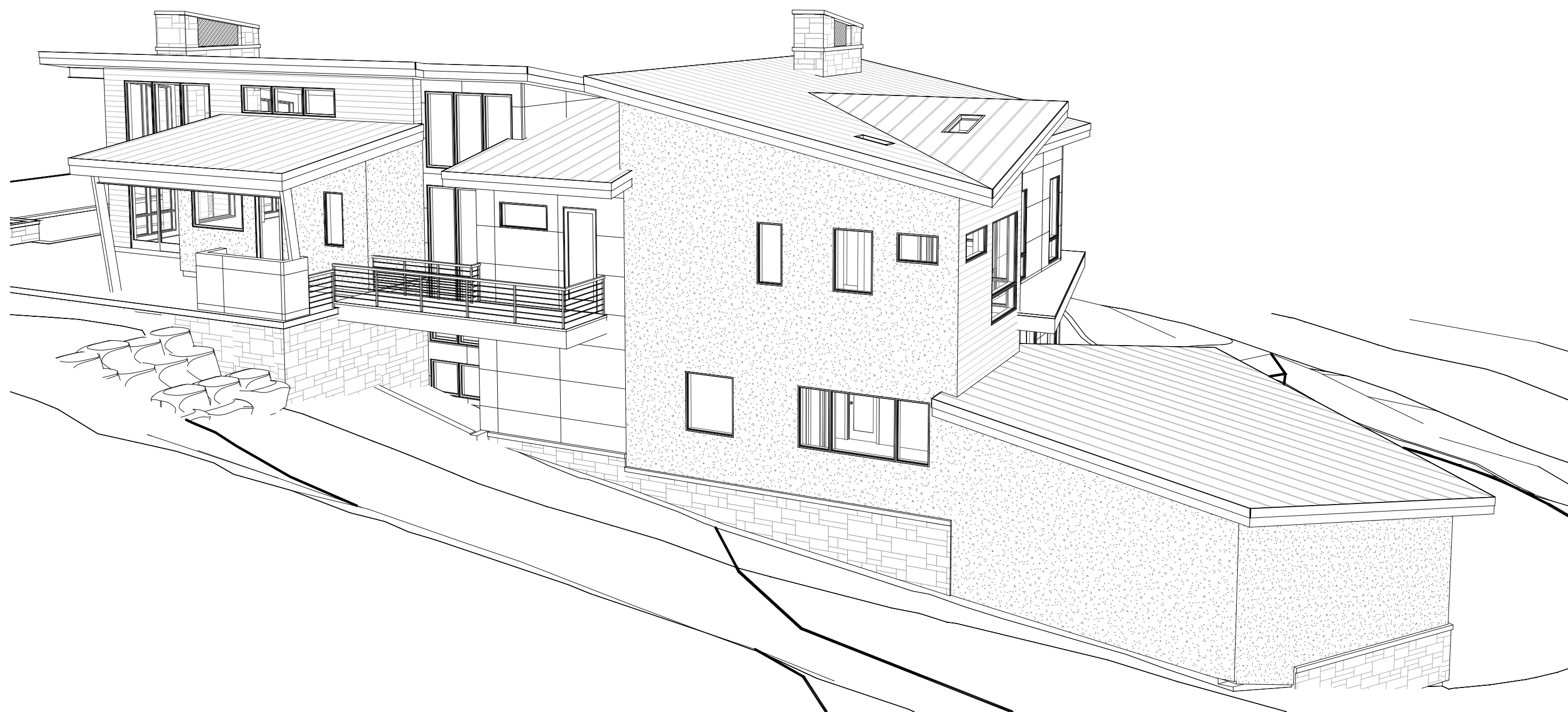
① 3D View 1



② 3D View 2



③ 3D View 3



④ 3D View 4

PROJECT: VISTA LAGO

PLAN DATE: 12-01-2022

DRAWN BY: E.M.

REVISED BY:

REVISED DATE:

PLOT DATE:

DESCRIPTION: 3D VIEWS

ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH NATIONAL AND LOCAL BUILDING CODES. CONTRACTORS SHALL BE RESPONSIBLE FOR ANY CHANGES OR STRUCTURAL VALUES IN THESE DRAWINGS. THESE DRAWINGS OR ERRORS IN THE DESIGN AND/OR THESE PLANS, DRAWINGS, AND DESIGNS ARE THE PROPERTY OF JAMES L. CARROLL & ASSOCIATES, UNDER PENALTY OF PERJURY, AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESS WRITTEN CONSENT FROM AN OFFICER OF JAMES L. CARROLL & ASSOCIATES. UNDER PENALTY OF PERJURY, THESE DRAWINGS OR ERRORS IN THE DESIGN AND/OR THESE PLANS, DRAWINGS, AND DESIGNS ARE THE PROPERTY OF JAMES L. CARROLL & ASSOCIATES, UNDER PENALTY OF PERJURY, AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESS WRITTEN CONSENT FROM AN OFFICER OF JAMES L. CARROLL & ASSOCIATES.

VISTA LAGO

LOT #28, POLE PATCH NO. 2
WATERFALL DR.
PLEASANT VIEW, UTAH

James L. Carroll & Associates

"INNOVATORS OF AWARD WINNING DESIGN"

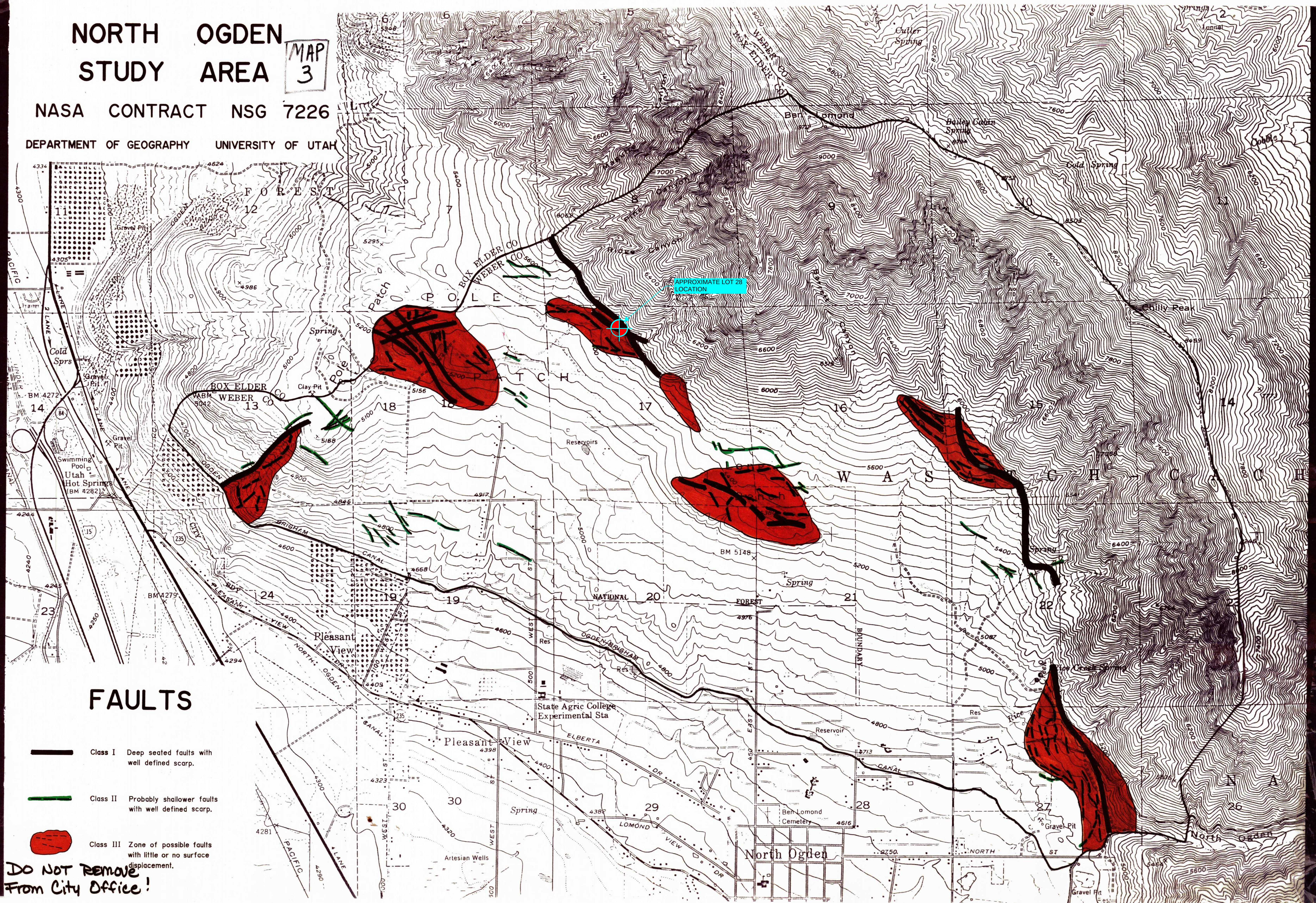
231 EAST 400 SOUTH SUITE #35
SALT LAKE CITY, UTAH 84111 (801)359-8517
www.jamescarrollandassociates.com

NORTH OGDEN STUDY AREA

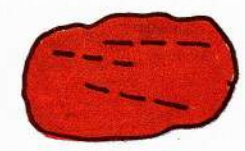
MAP
3

NASA CONTRACT NSG 7226

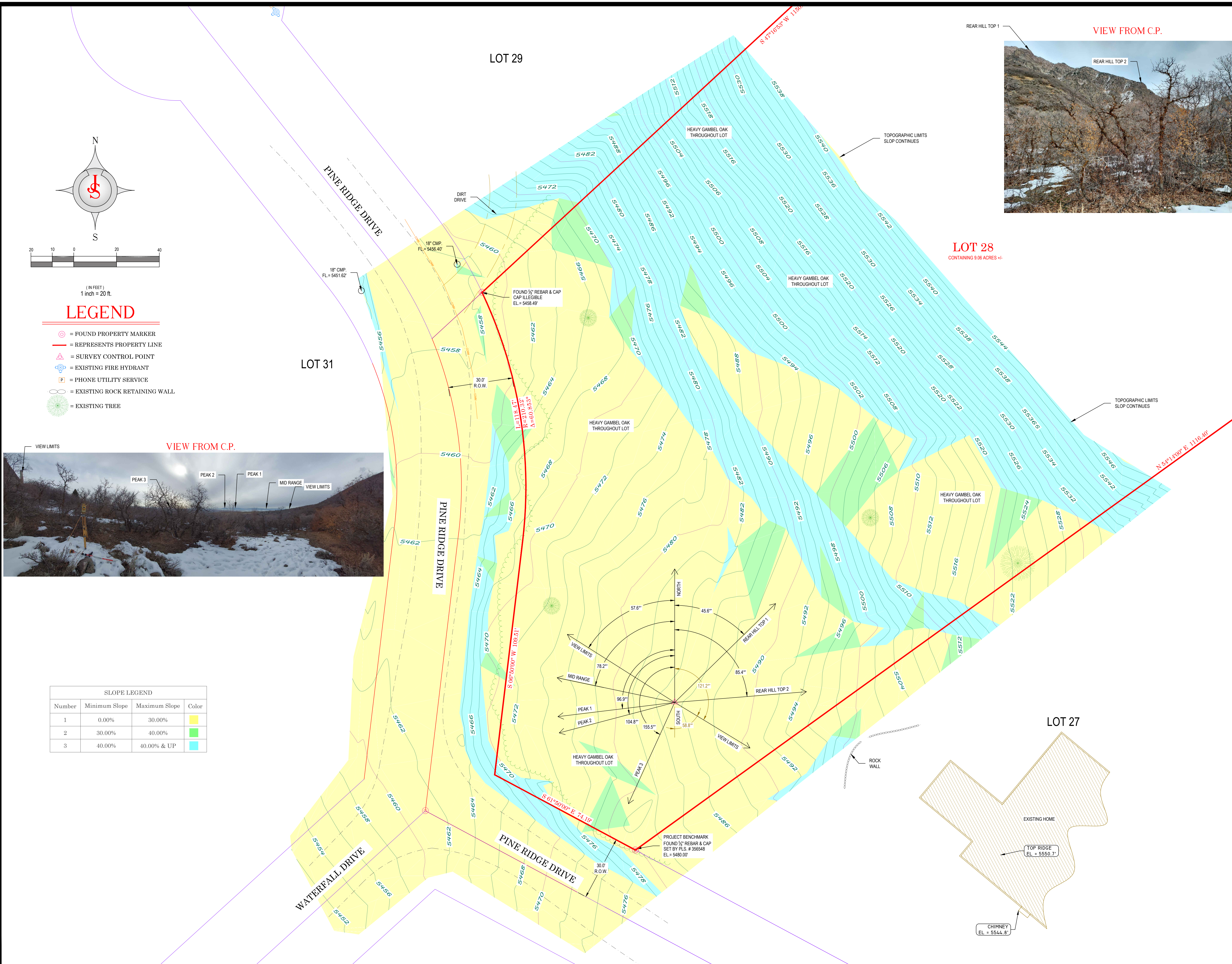
DEPARTMENT OF GEOGRAPHY UNIVERSITY OF UTAH



FAULTS

-  Class I Deep seated faults with well defined scarp.
-  Class II Probably shallower faults with well defined scarp.
-  Class III Zone of possible faults with little or no surface displacement.

DO NOT REMOVE
From City Office!



DRAWING TITLE

TOPOGRAPHIC SITE SURVEY

CLIENT CONTACT

JOE & CASSIE
GIARUSSO-LOPEZ

LOT 28 POLE PATCH NO.2 LOCATED
WITHIN, WEBER COUNTY, UTAH. A
PART OF THE N. 1/2 SEC. 17, T. 7 N.,
R. 1. W. S.L.B.&M.

PROPERTY DESCRIPTION

Lot 28 Pole Patch Sub. No. 2 on file within the official records of Weber County, Utah
Containing 9.06 +/- Acres

TOPOGRAPHICAL SURVEY NOTES

This Survey was performed at the request of Joe and Cassie Lopez, For the purpose to locate contours and elevations of the ground in relationship to the intended positioning of this lot. Also for the possible purpose of lot sales, future building and landscaping.

Shown are Two foot Contours Highlighted at Ten foot Intervals as labeled. Found rebar and Section corners have been tied, utilized and shown on this survey. The elevation base is determined by the field G.P.S. Projection Based on Utah North NAD 1983 Projection then rounded off to the nearest 10 foot mark for a more efficient Bench Mark base. The project bench mark is 5480.00' = found rebar and cap located at the intersect of the southern property line and right of way as shown hereon.

NOTE:

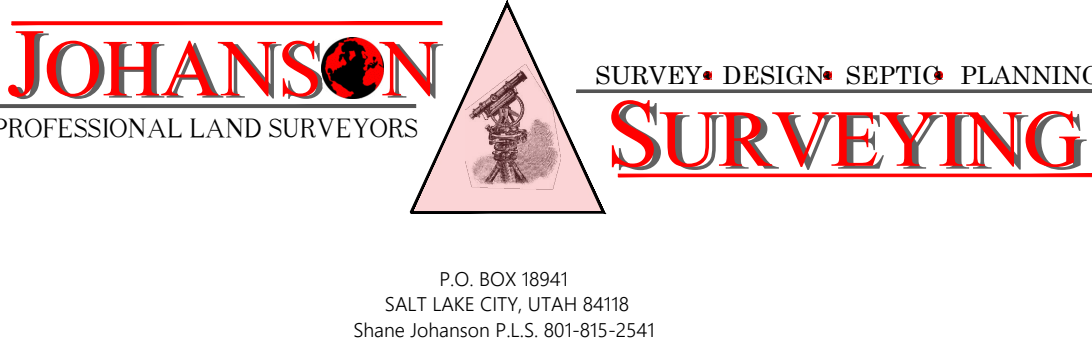
1. Surveyor has made no investigation or independent search for easements or record encumbrances restrictive covenants ownership title evidence, or any other facts, conflicts, or discrepancies which may be disclosed by the details of a current title insurance policy.
2. Set city and county planning, and zoning maps for information regarding setback, side yard and rear yard instances as well as other building, use restrictions, and requirements.
3. Utility pipes, wires etc. may not be shown on this map, contractors builders and excavator shall verify the location of all existing utilities prior to construction, and/or excavation. Contact blue stakes and refer to utility maps for additional information.
4. Subdivision plat notes, pertaining to this lot and other restrictions obligations, covenants etc that may affect the design and use of this lot, see subdivision.
5. This is not a boundary survey, no corners have been set, this plat is intended for design review and approval purposes.
6. Views to landmarks are for reference only and should not be relied upon as exact sums, all views are effected form position of view, and eye of the beholder. All intents to align view corridors must be staked out on site for field review, prior to any construction.
7. This survey was performed while there was approximately 1-2' of snow on the ground. Some ground features and utilities may not be shown.
8. Record of survey on file with Weber county is file # 003411 by the Boundary Specialists pls # 356548

SURVEYOR'S CERTIFICATE

I, R. Shane Johanson, hereby certify that I am a Professional Land Surveyor, holding Certificate No. 7075114 as prescribed under the laws of the State of Utah. I further certify that by the owners' authority, I have made a survey of the tract of land shown on this plan and that the survey has been made correctly and is in accordance with ground measurements and other data as shown on this plan. This survey retraced lot/deed lines and may have corrected said lot/deed lines to coincide with found evidence and other interpolations and conclusions, based on said ground measurements, data surveys and other information and records. Furthermore, other unwritten rights of ownership or lines of occupation may have implied rights or may exist, and in conducting this survey and preparing this plat it is expressed that the surveyor has no knowledge of these rights or lines of occupation and that no such agreements or acts among the appropriate parties are provided to me sufficient to establish the existence and position of those lines.

REVISIONS

REV #		DESCRIPTION	DATE



COPYRIGHT

This drawing is and at all times remains the exclusive property of Johanson
Surveying shall not be used with out complete authorization and written support.



PROJECT NO. S-22-018

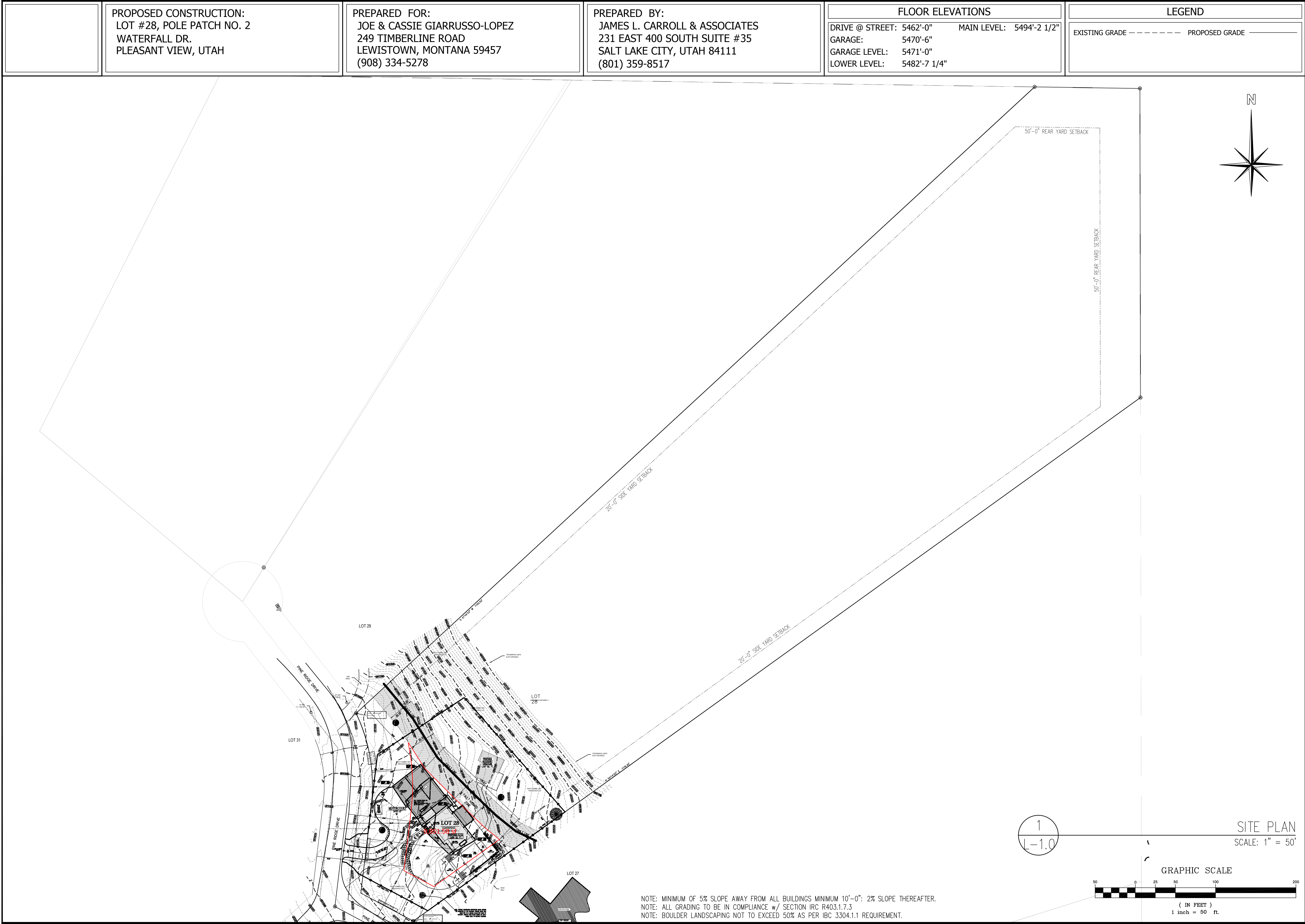
DATE: 2-18-2022

DRAWN BY: BROCK T. CISNEROS

OVERSEEN BY: SHANE R. JOHANSON P.L.S.

SHEET NUMBER

SHEET-1



James L. Carroll & Associates

"INNOVATORS OF AWARD WINNING DESIGN"

231 EAST 400 SOUTH SUITE #35
SALT LAKE CITY, UTAH 84111 (801) 359-8517
www.jamescarrollandassociates.com

VISTA LAGO

LOT #28, POLE PATCH NO. 2
WATERFALL DR.
PLEASANT VIEW, UTAH

ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH UTAH AND FEDERAL REQUIREMENTS. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES OR STRUCTURAL FAILURES RESULTING FROM THE USE OF THIS DESIGN. THESE DRAWINGS, EXCEPT FOR THE SPECIFIC WORK SHOWN, ARE THE PROPERTY OF JAMES L. CARROLL & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESS WRITTEN CONSENT FROM AN OFFICE OF JAMES L. CARROLL & ASSOCIATES, INC. THESE PLANS ARE RELEASED FOR CONSTRUCTION ON THE SITE DESCRIBED HEREIN AND NO OTHER.

PROJECT: VISTA LAGO

PLAN DATE: 10-17-2022

DRAWN BY: N.C. & E.M.

REVISED BY: E.M.

REVISED DATE:

PLOT DATE:

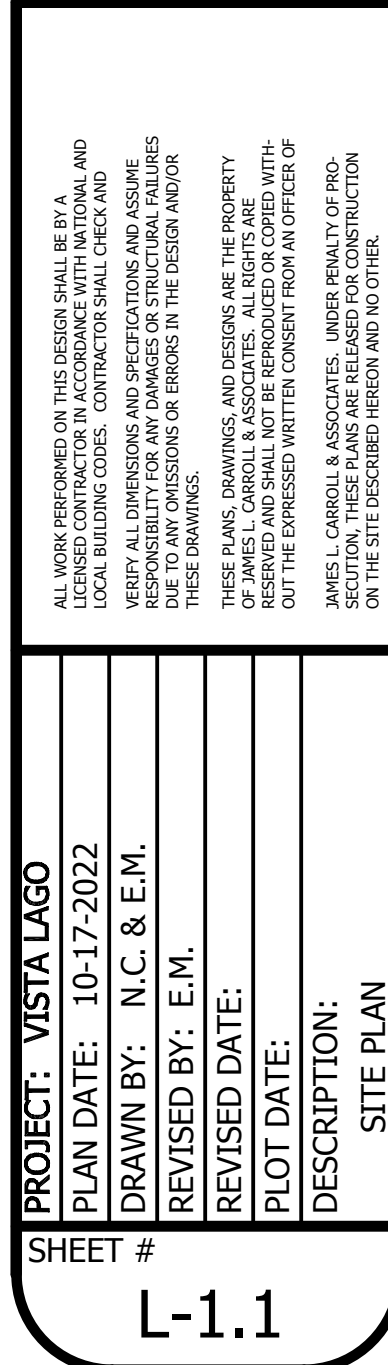
DESCRIPTION: SITE PLAN

SHEET #

L-1.0

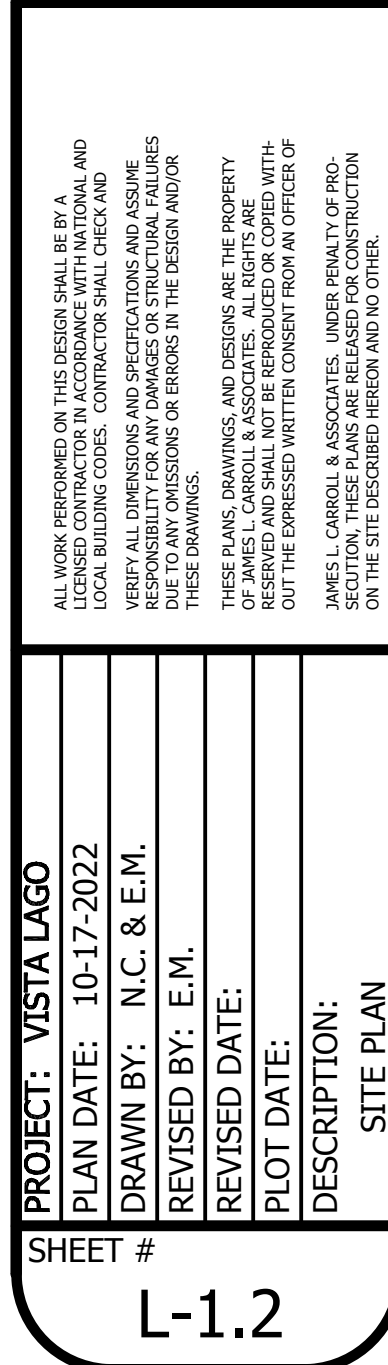
LEGEND

EXISTING GRADE - - - - - PROPOSED GRADE _____

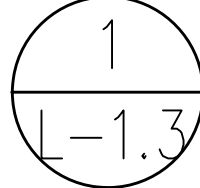
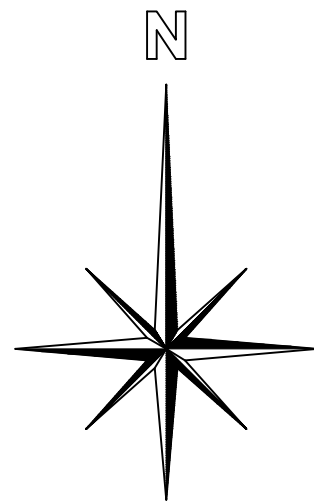
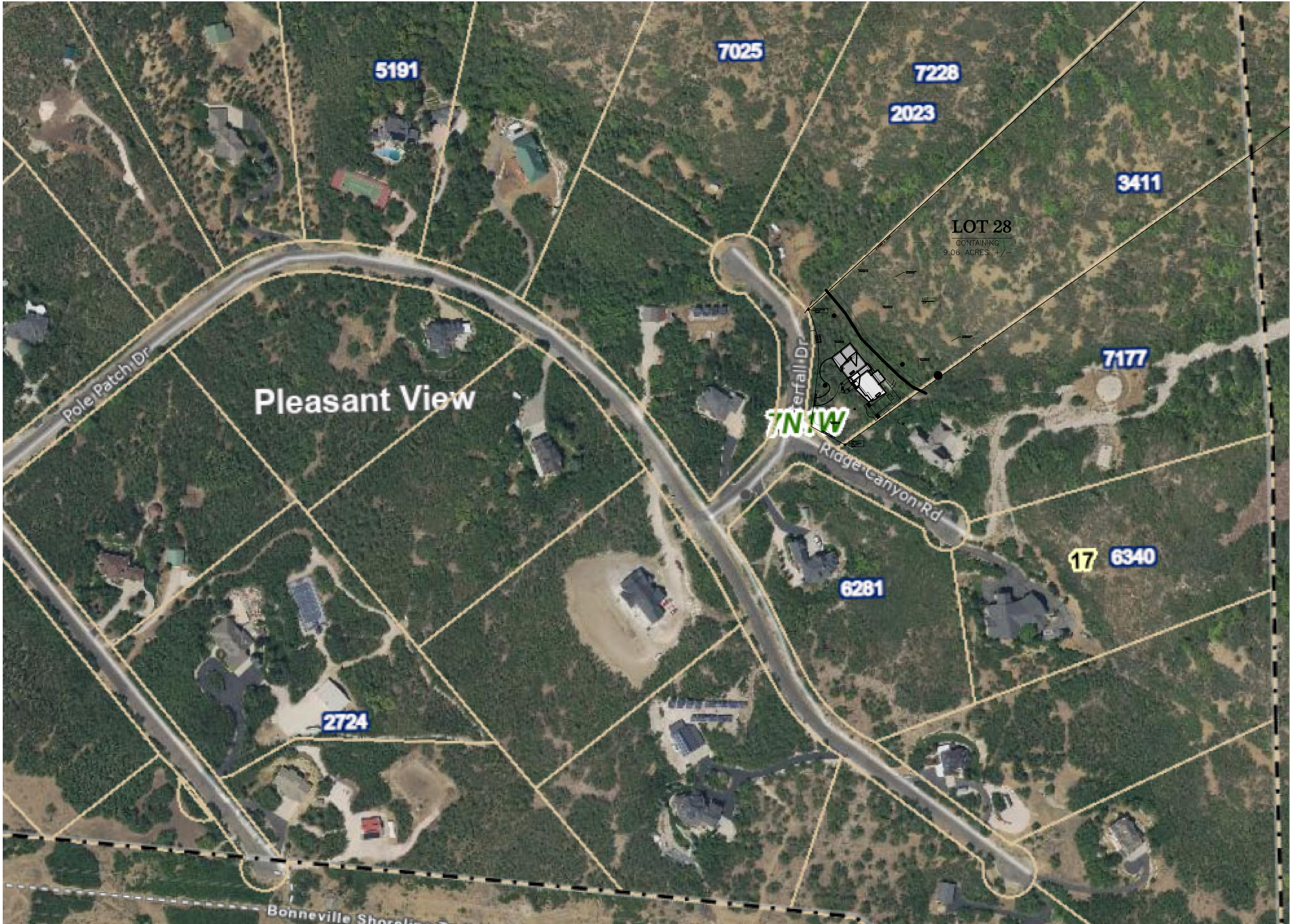


LEGEND

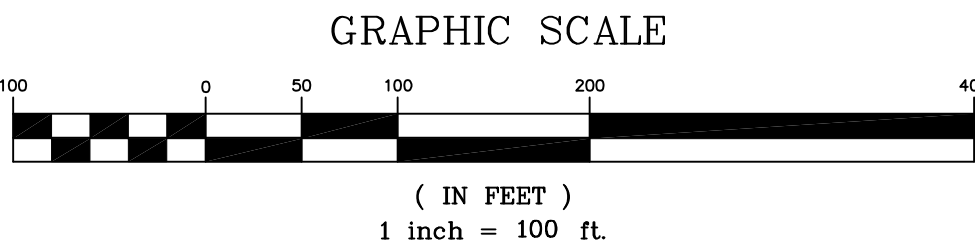
EXISTING GRADE - - - - - PROPOSED GRADE _____



	PROPOSED CONSTRUCTION: LOT #28, POLE PATCH NO. 2 WATERFALL DR. PLEASANT VIEW, UTAH	PREPARED FOR: JOE & CASSIE GIARRUSSO-LOPEZ 249 TIMBERLINE ROAD LEWISTOWN, MONTANA 59457 (908) 334-5278	PREPARED BY: JAMES L. CARROLL & ASSOCIATES 231 EAST 400 SOUTH SUITE #35 SALT LAKE CITY, UTAH 84111 (801) 359-8517	FLOOR ELEVATIONS DRIVE @ STREET: 5462'-0" MAIN LEVEL: 5494'-2 1/2" GARAGE: 5470'-6" GARAGE LEVEL: 5471'-0" LOWER LEVEL: 5482'-7 1/4"	LEGEND EXISTING GRADE - - - - - PROPOSED GRADE _____
--	---	--	---	---	---



VICINITY PLAN
SCALE: 1" = 100'



NOTE: MINIMUM OF 5% SLOPE AWAY FROM ALL BUILDINGS MINIMUM 10'-0": 2% SLOPE THEREAFTER.
NOTE: ALL GRADING TO BE IN COMPLIANCE w/ SECTION IRC R403.1.7.3
NOTE: BOULDER LANDSCAPING NOT TO EXCEED 50% AS PER IBC 3304.1.1 REQUIREMENT.

James L. Carroll & Associates

"INNOVATORS OF AWARD WINNING DESIGN"

231 EAST 400 SOUTH SUITE #35
SALT LAKE CITY, UTAH 84111 (801) 359-8517
www.jamescarrollandassociates.com

VISTA LAGO

LOT #28, POLE PATCH NO. 2
WATERFALL DR.
PLEASANT VIEW, UTAH

ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH NATIONAL AND STATE REQUIREMENTS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES OR STRUCTURAL FAILURES RESULTING FROM ANY CHANGES OR STRUCTURAL FAILURES TO THESE DRAWINGS.
THESE PLANS, DRAWINGS, AND DESIGNS ARE THE PROPERTY OF JAMES L. CARROLL & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF JAMES L. CARROLL & ASSOCIATES, INC. THESE PLANS ARE HELD AS FOR CONSTRUCTION ON THE SITE DESCRIBED HEREIN AND NO OTHER.

PROJECT: VISTA LAGO

PLAN DATE: 10-17-2022

DRAWN BY: N.C. & E.M.

REVISED BY: E.M.

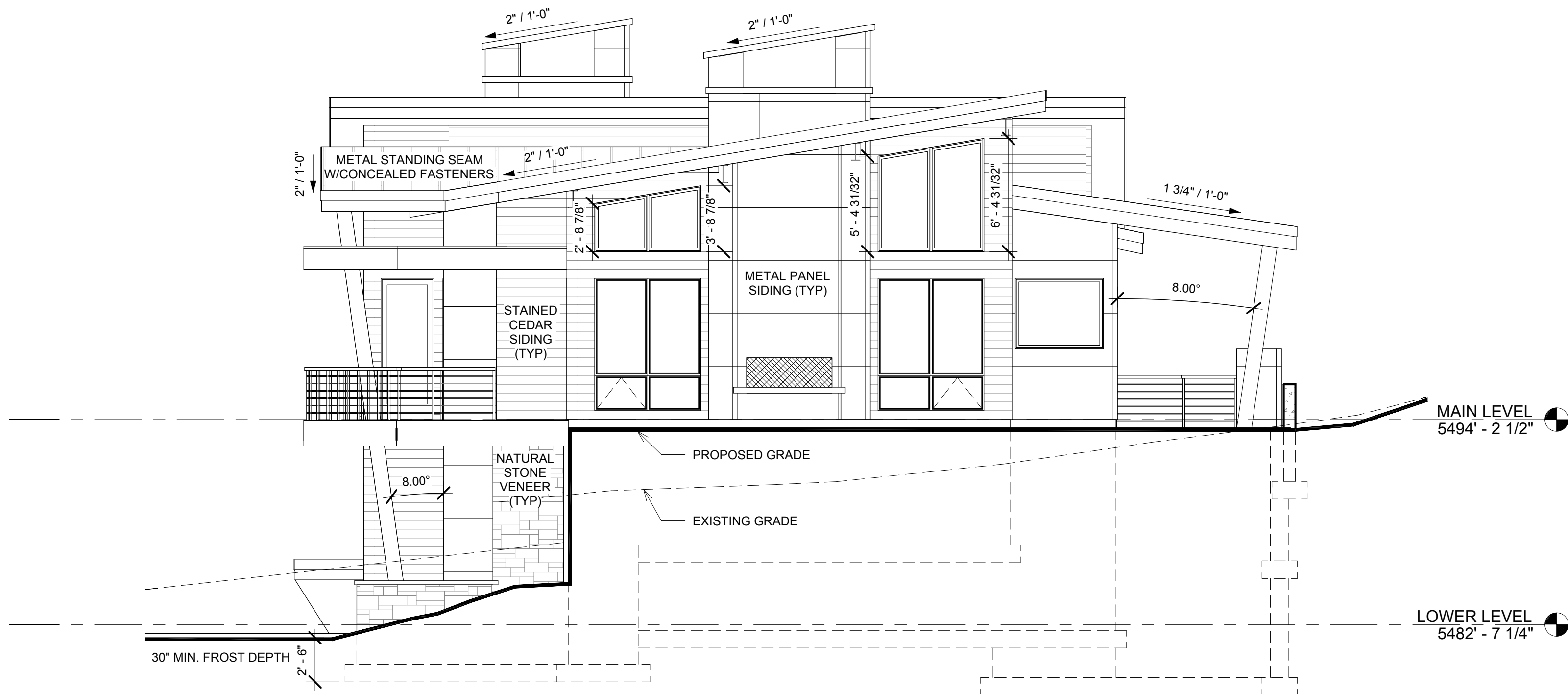
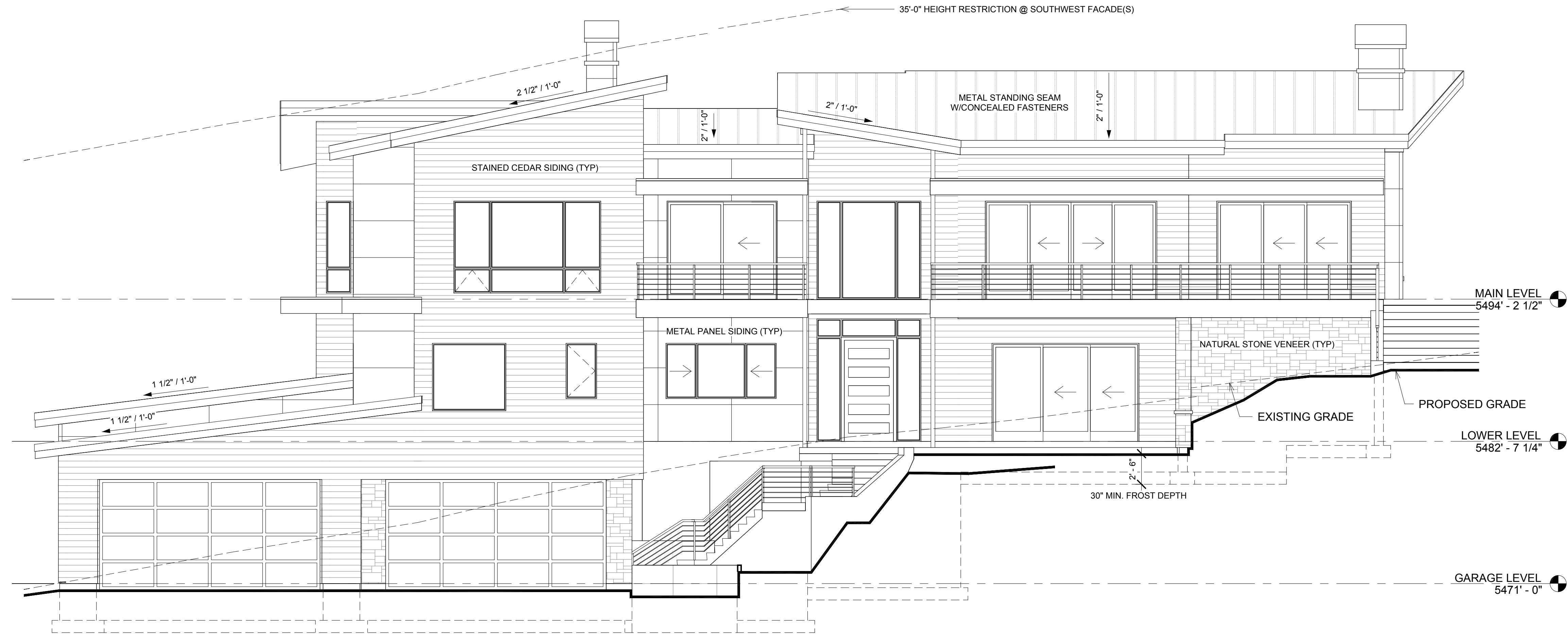
REVISED DATE:

PLOT DATE:

DESCRIPTION: VICINITY PLAN

SHEET #

L-1.3



ELEVATION NOTES:

IRC 2015

1. ROOFING MATERIALS SHALL COMPLY WITH IRC R902.1.
2. ASPHALT SHINGLES SHALL NOT BE INSTALLED ON ROOFS HAVING A SLOPE LESS THAN 4 TO 12 UNLESS A DOUBLE UNDERLAYMENT IS INSTALLED IN ACCORDANCE WITH IRC R905.2.2.
3. PROVIDE ICE BARRIER FROM EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE. IRC R905.2.7.1
4. ENCLOSED ATTIC AND RAFTER SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED. TOTAL VENTILATING AREA RATIO MAY BE REDUCED TO NOT LESS THAN 1 TO 300 IF (1) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE, OR (2) A 1 PERM VAPOR BARRIER IS INSTALLED IN THE WARM SIDE OF THE CEILING. IRC R806
5. MIN. 4-MIL POLYETHYLENE VAPOR RETARDER OVER INSULATION ON EXTERIOR WALLS AND ROOF CEILINGS. IRC R601.3
6. PROVIDE 2 LAYERS OF WEATHER BARRIER UNDER STUCCO SYSTEMS & "CULTURED" STONE.
7. CHIMNEYS SHALL EXTEND 24" ABOVE NEAREST BUILDING PORTION WITHIN A 10'-0" RADIUS, BUT NOT LESS THAN 36" ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF. IRC R1003.9
8. CONTRACTOR SHALL PROVIDE AN ICBO EVALUATION REPORT FOR ANY STUCCO OR EPS SYSTEM USED. INSPECTIONS ARE REQUIRED FOR ALL STUCCO AND EPS SYSTEMS. IRC R109.1.5 SPECIAL INSPECTIONS REQUIRED FOR EPS SYSTEM.
9. EXTERIOR GUARDRAILS SHALL COMPLY WITH IRC R312.
10. FINAL GRADE AT STRUCTURE SHALL BE 6" BELOW TOP OF FOUNDATION. IRC R404.1.6
11. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR AS PER IRC 1405.3
12. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTIVE EXTERIOR WALL ENVELOPE. PROVIDE WEATHER-RESISTIVE BARRIER FLASHING DETAIL FOR WINDOW, DOORS, AND OTHER OPENINGS IN THE BUILDING ENVELOPE. INCLUDE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
13. CALL FOR INSPECTION OF ALL FLASHING AS REQUIRED BY UTAH STATE AMENDMENT TO IRC. SEC. R109.1.5
14. PROVIDE CONTINUOUS PRE-FAB RIDGE VENTS AT ROOF.
15. AT THE INTERSECTION OF FOUNDATION TO STUCCO, MASONRY, SIDING, STONE OR BRICK VENEER AN APPROVED CORROSION-RESISTANT FLASHING WITH A 1/2" DRIP LEG EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION IS REQUIRED.
16. PROVIDE MINIMUM R-38 INSULATION AT ALL ROOF LOCATIONS.
17. PROVIDE MINIMUM R-20 INSULATION AT ALL EXTERIOR WALLS.
18. INSPECTIONS ARE REQUIRED FOR ALL STUCCO AND "EPS" SYSTEMS. PROVIDE PRODUCT SPECIFICATIONS AND "ICBO" EVALUATION REPORT (OR EQUAL) FOR ANY STUCCO OR "EPS" SYSTEMS USED. IRC R109.1.5
19. PROVIDE A MINIMUM OF 1" CLEARANCE (AIR SPACE) BETWEEN INSULATION AND BOTTOM OF ROOF SHEATHING. IRC R803
20. PROVIDE A CLASS I OR II VAPOR RETARDER AT THE INTERIOR SIDE OF FRAME WALLS IN CLIMATE MAXIMUM ALLOWABLE HEIGHT PROPOSED FINISHED GRADE EXISTING GRADE

NOTE: 30" MIN. FROST DEPTH TO BOTTOM OF FOOTINGS

NOTE: ALL CHIMNEYS TO EXTEND MIN. 24" ABOVE ANY ROOF W/IN 10' RADIUS

James L. Carroll & Associates

"INNOVATORS OF AWARD WINNING DESIGN"
231 EAST 400 SOUTH SUITE #35
SALT LAKE CITY, UTAH 84111 (801)359-8517
www.jamescarrollandassociates.com

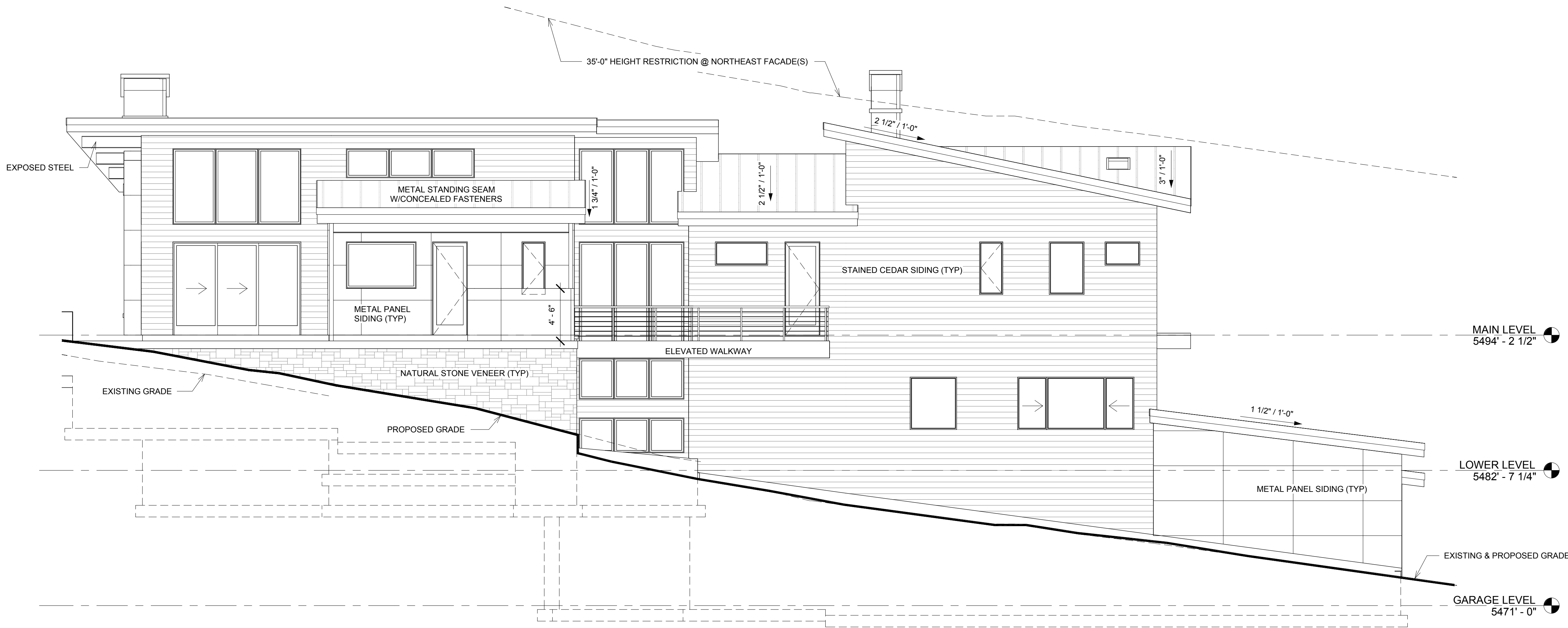
VISTA LAGO

LOT #28, POLE PATCH NO. 2
WATERFALL DR.
PLEASANT VIEW, UTAH

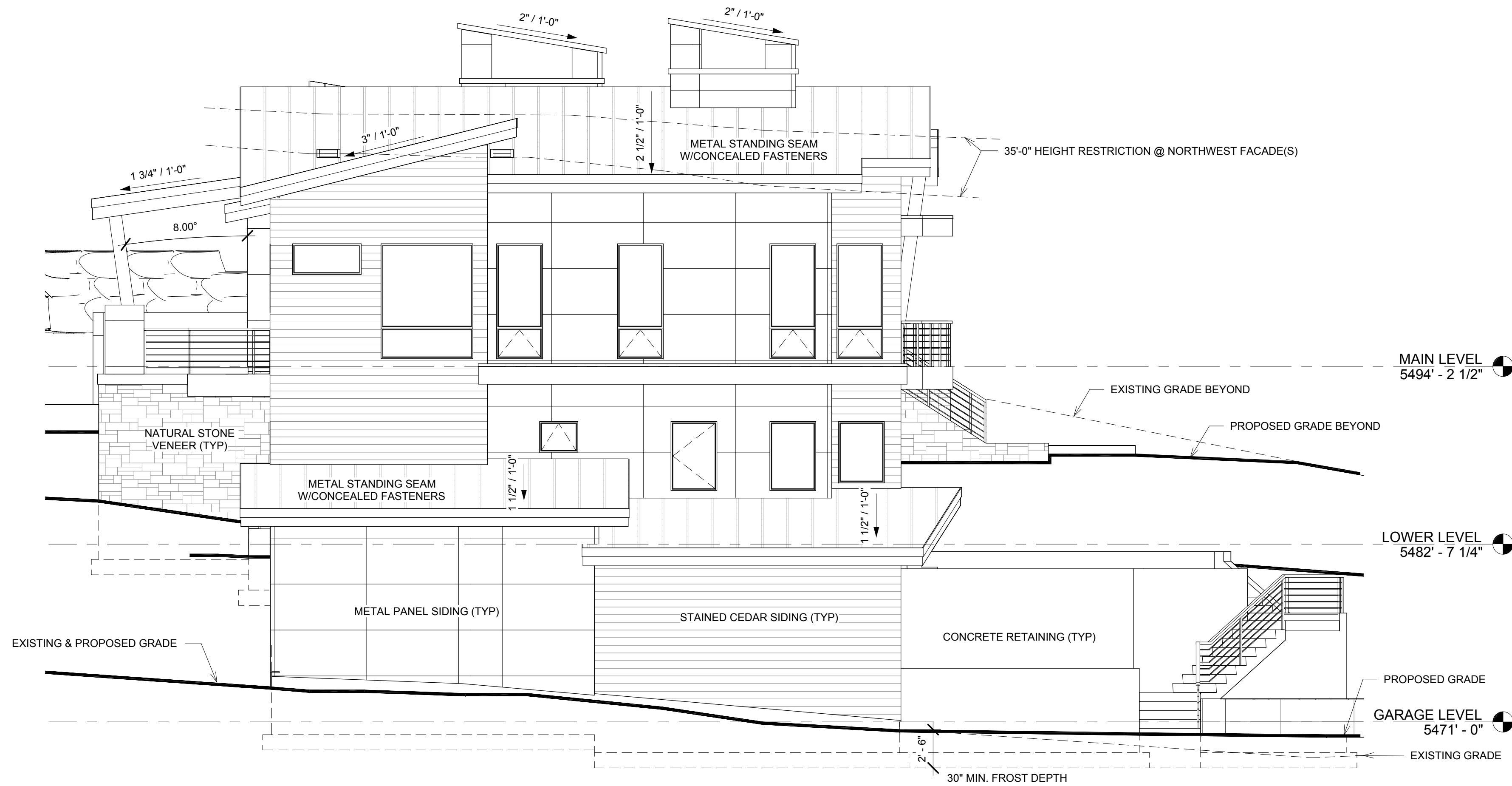
ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH NATIONAL AND LOCAL BUILDING CODES. CONTRACTOR SHALL MAINTAIN RESPONSIBILITY FOR ANY CHANGES OR STRUCTURAL VALUES IN THESE DRAWINGS.
THESE PLANS, DRAWINGS, AND DESIGNS ARE THE PROPERTY OF JAMES L. CARROLL & ASSOCIATES. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE DESCRIBED HEREON AND NO OTHER.

PROJECT: VISTA LAGO
PLAN DATE: 10-17-2022
DRAWN BY: E.M.
REVISED BY:
REVISED DATE:
PLOT DATE:
DESCRIPTION: EXTERIOR ELEVATIONS

A-1.0



① NORTHEAST ELEVATION
3/16" = 1'-0"



② NORTHWEST ELEVATION
3/16" = 1'-0"

ELEVATION NOTES:

IRC 2015

1. ROOFING MATERIALS SHALL COMPLY WITH IRC R902.1.
2. ASPHALT SHINGLES SHALL NOT BE INSTALLED ON ROOFS HAVING A SLOPE LESS THAN 4 TO 12 UNLESS A DOUBLE UNDERLAYMENT IS INSTALLED IN ACCORDANCE WITH IRC R905.2.2.
3. PROVIDE ICE BARRIER FROM EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE. IRC R905.2.7.1
4. ENCLOSED ATTIC AND RAFTER SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED. TOTAL VENTILATING AREA RATIO MAY BE REDUCED TO NOT LESS THAN 1 TO 300 IF (1) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE, OR (2) A 1 PERM VAPOR BARRIER IS INSTALLED IN THE WARM SIDE OF THE CEILING. IRC R806
5. MIN. 4-MIL. POLYETHYLENE VAPOR RETARDER OVER INSULATION ON EXTERIOR WALLS AND ROOF CEILING. IRC R601.3
6. PROVIDE 2 LAYERS OF WEATHER BARRIER UNDER STUCCO SYSTEMS & "CULTURED" STONE.
7. CHIMNEYS SHALL EXTEND 24" ABOVE NEAREST BUILDING PORTION WITHIN A 10'-0" RADIUS, BUT NOT LESS THAN 36" ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF. IRC R1003.9
8. CONTRACTOR SHALL PROVIDE AN ICBO EVALUATION REPORT FOR ANY STUCCO OR EPS SYSTEM USED. INSPECTIONS ARE REQUIRED FOR ALL STUCCO AND EPS SYSTEMS. IRC R109.1.5 SPECIAL INSPECTIONS REQUIRED FOR EPS SYSTEM.
9. EXTERIOR GUARDRAILS SHALL COMPLY WITH IRC R312.
10. FINAL GRADE AT STRUCTURE SHALL BE 6" BELOW TOP OF FOUNDATION. IRC R404.1.6
11. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR AS PER IRC. 1405.3
12. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTIVE EXTERIOR WALL ENVELOPE. PROVIDE WEATHER-RESISTIVE BARRIER FLASHING DETAIL FOR WINDOW, DOORS, AND OTHER OPENINGS IN THE BUILDING ENVELOPE. INCLUDE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
13. CALL FOR INSPECTION OF ALL FLASHING AS REQUIRED BY UTAH STATE AMENDMENT TO IRC. SEC. R109.1.5
14. PROVIDE CONTINUOUS PRE-FAB RIDGE VENTS AT ROOF.
15. AT THE INTERSECTION OF FOUNDATION TO STUCCO, MASONRY, SIDING, STONE OR BRICK VENEER AN APPROVED CORROSION RESISTANT FLASHING WITH A 1/2" DRIP LEG EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION IS REQUIRED.
16. PROVIDE MINIMUM R-38 INSULATION AT ALL ROOF LOCATIONS.
17. PROVIDE MINIMUM R-20 INSULATION AT ALL EXTERIOR WALLS.
18. INSPECTIONS ARE REQUIRED FOR ALL STUCCO AND "EPS" SYSTEMS. PROVIDE PRODUCT SPECIFICATIONS AND "ICOP" EVALUATION REPORT (OR EQUAL) FOR ANY STUCCO OR "EPS" SYSTEMS USED. IRC R109.1.5
19. PROVIDE A MINIMUM OF 1" CLEARANCE (AIR SPACE) BETWEEN INSULATION AND BOTTOM OF ROOF SHEATHING. IRC R802.3
20. PROVIDE A CLASS I OR II VAPOR RETARDER AT THE INTERIOR SIDE OF FRAME WALLS IN CLIMATE MAXIMUM ALLOWABLE HEIGHT PROPOSED FINISHED GRADE EXISTING GRADE

NOTE: 30" MIN. FROST DEPTH TO BOTTOM OF FOOTINGS

NOTE: ALL CHIMNEYS TO EXTEND MIN. 24" ABOVE ANY ROOF w/IN 10' RADIUS

James L. Carroll & Associates

"INNOVATORS OF AWARD WINNING DESIGN"

231 EAST 400 SOUTH SUITE #35

SALT LAKE CITY, UTAH 84111 (801)359-8517

www.jamescarrollandassociates.com

VISTA LAGO

LOT #28, POLE PATCH NO. 2

WATERFALL DR.

PLEASANT VIEW, UTAH

PROJECT: VISTA LAGO

PLAN DATE: 10-17-2022

DRAWN BY: E.M.

REVISED BY:

REVISED DATE:

PLOT DATE:

DESCRIPTION: EXTERIOR ELEVATIONS

ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A

LICENSED CONTRACTOR IN ACCORDANCE WITH NATIONAL AND

LOCAL BUILDING CODES. CONTRACTOR SHALL MAINTAIN THE

RESPONSIBILITY FOR ANY CHANGES OR STRUCTURAL VALUES

THESE DRAWINGS.

THESE PLANS, DRAWINGS, AND DESIGNS ARE THE PROPERTY

OF JAMES L. CARROLL & ASSOCIATES. THEY ARE TO BE USED ONLY

FOR THE PROJECT AND SITE DESCRIBED HEREON AND NO OTHER.



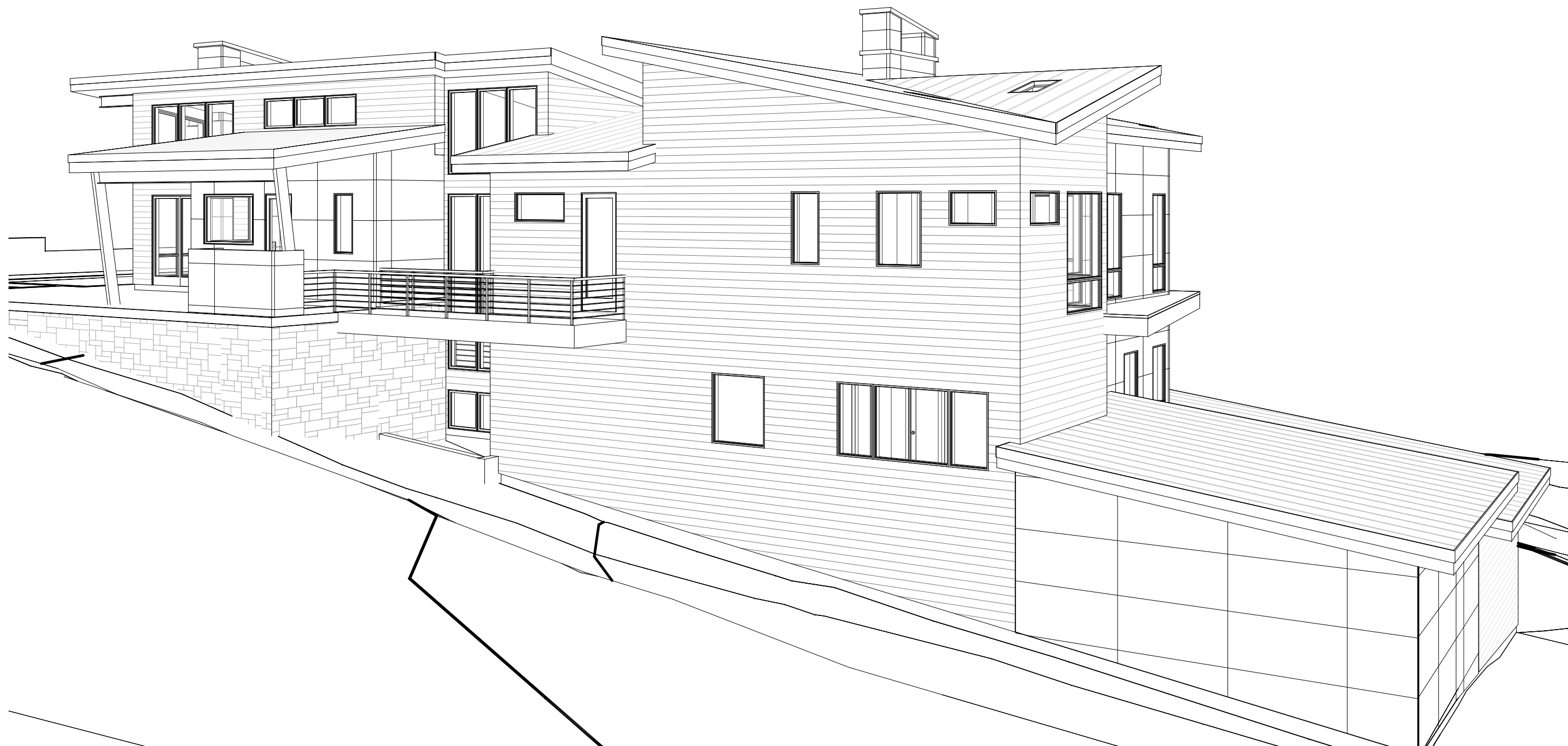
① 3D View 1



② 3D View 2



③ 3D View 3



④ 3D View 4

PROJECT: VISTA LAGO

PLAN DATE: 10-17-2022

DRAWN BY: E.M.

REVISED BY:

REVISED DATE:

PLOT DATE:

DESCRIPTION: 3D VIEWS

ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH NATIONAL AND LOCAL BUILDING CODES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES OR STRUCTURAL VALUES TO THESE DRAWINGS.

THESE PLANS, DRAWINGS, AND DESIGNS ARE THE PROPERTY OF JAMES L. CARROLL & ASSOCIATES. UNDER PENALTY OF PERJURY, THESE PLANS, DRAWINGS, AND DESIGNS SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT FROM AN OFFICER OF JAMES L. CARROLL & ASSOCIATES. UNDER PENALTY OF PERJURY, THESE PLANS, DRAWINGS, AND DESIGNS SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT FROM AN OFFICER OF JAMES L. CARROLL & ASSOCIATES. UNDER PENALTY OF PERJURY, THESE PLANS, DRAWINGS, AND DESIGNS SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT FROM AN OFFICER OF JAMES L. CARROLL & ASSOCIATES.

VISTA LAGO

LOT #28, POLE PATCH NO. 2
WATERFALL DR.
PLEASANT VIEW, UTAH

James L. Carroll & Associates

"INNOVATORS OF AWARD WINNING DESIGN"

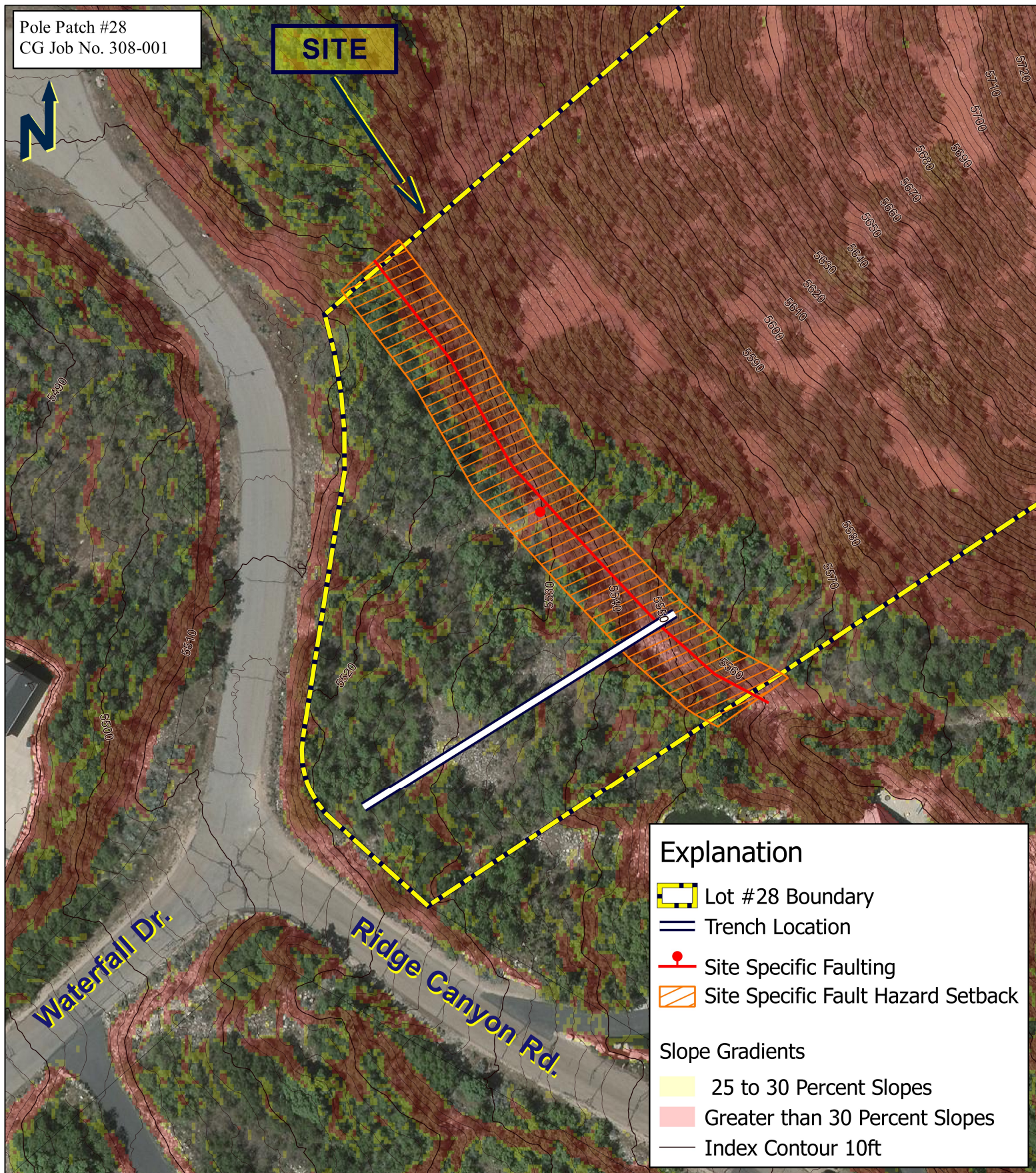
231 EAST 400 SOUTH SUITE #35

SALT LAKE CITY, UTAH 84111 (801)359-8517

www.jamescarrollandassociates.com

Pole Patch #28
CG Job No. 308-001

SITE



Explanation

- Lot #28 Boundary
- Trench Location
- Site Specific Faulting
- Site Specific Fault Hazard Setback

Slope Gradients

- 25 to 30 Percent Slopes
- Greater than 30 Percent Slopes
- Index Contour 10ft

Base:
2021 ~0.2m Color Orthoimagery,
from Google Earth®

0 60 120 ft



1:720

PLATE 6 SITE EVALUATION





Planning Commission Staff Report

Vista Lago – Pole Patch II #28 Single-Family Dwelling Conditional Use Permit and Site Plan

January 5, 2022

BASIC INFORMATION

Property Owners:	Gloria Harmon/Harmon Living Trust
Applicant:	James L. Carroll & Associates Inc
Location:	Waterfall Drive Lot 28, Pole Patch II Subdivision Weber County Parcel: 16-269-0015
Zone:	Agricultural (A-5)

PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider a Conditional Use Permit (CUP) and Site Plan for the Development of a home in the Pole Patch II Subdivision.

18.38.060 Special Review Procedure. Except within existing approved and recorded subdivisions outside of the Pole Patch Area, the planning commission shall require that a site plan be submitted for a proposed development or for proposed construction in a sensitive area and it may require that such a site plan be reviewed by a representative of any or all of the following: Utah Geological Survey, U.S. Soil Conservation Service, U.S. Forest Service, Utah Division of Wildlife Resources and any or all departments of the city administration or any other professional expertise or group as may be deemed necessary. The intent in providing for such a review procedure is to assist the planning commission in properly evaluating developments and recommending approval of construction in sensitive areas to assure the least detrimental affect on the land and to attempt to identify and preclude potential terrain hazards to present and future residents of the city. (Ord.2008-11, dated 9/24/08 and Ord. 87-17.03 (part), 1987: prior code §34-13B-6)

Staff Comment: Per this section of the code, the conditional use permit must be approved by the City Council. When combined with requirements in other sections of the code, the Conditional Use Permit must be recommended by the Planning Commission and approved by the City Council.

18.38.080 Application Procedure. Except within approved and recorded subdivisions outside of the Pole Patch Area, any person, persons, groups, agencies, partnerships or corporations who desire to develop or build in a designated sensitive area zone must obtain a conditional use permit application from the city office. The permit application must be filled out together with a sepia of the proposed development site plan (see subsections E and F of Section 18.37.070) and presented to the planning commission for the planning commission's consideration at a regularly scheduled meeting. The planning commission will, at that time, determine which agencies or department should review the site plan. Any agency or department reviewing a site plan will refer any recommendations it feels necessary regarding a particular development to the planning commission to satisfy the concerns of this section. The recommendations of any

agency or department are in no way binding on the decision of the planning commission to recommend a conditional use permit, but the planning commission may incorporate the recommendations as conditions before final approval of a conditional use permit. (Ord.2008-11, dated 9/24/08 and Ord. 87-17.03 (part), 1987: prior code §34-13B-8)

Staff Comment: The Planning Commission should make a recommendation regarding the conditional use permit to the City Council, with conditions of approval if deemed appropriate. The recommendations of staff may considered during in this process.

A-5 Zoning Requirements

The purpose of the A-5 zone is to provide residential and limited agricultural uses and other uses provided they are compatible with flood control objectives and residential use. Residential, single-family homes are included in this zone.

Sensitive Land Requirements

The purpose of the sensitive area overlay zone (S.A. zone) is to delineate those areas within the corporate limits of the city that possess geologically and environmentally

- A. Control the arrangement of the use of the land in a sensitive area;
- B. Protect the general health, safety and welfare of the citizens of Pleasant View;
- C. Minimize public and private property damage;
- D. Provide for public awareness of sensitive environs;
- E. Protect culinary water supply from possible contamination; and
- F. To maintain the efficiency of the water recharge areas of the Mt. Ben Lomond bench area. The requirements of this title shall be deemed superimposed on the requirements of all zoning ordinances in those areas designated as sensitive areas and shall, in case of conflict, take precedence over the requirements of, and uses permitted by, the other city zoning ordinances.

18.038.020 Definitions

A. "Sensitive area" means lands containing environmentally and geologically sensitive elements which, if disturbed or encroached upon by urban or suburban land development (such as utilities, dwellings, street, industrial, commercial or certain types of agriculture) could be damaged beyond repairability, could cause damage or complete destruction to already existing public or private property within or adjacent to the city, could cause loss of life or bodily harm, or could affect the purity, consistency or volume of the water supply for the city or adjacent communities. Such sensitive areas could include, but not be limited to: earthquake faults, potential landslide areas, steep unstable terrain, areas of potential rock fall, subsurface waters and flooding. Such areas, for the purpose of this title, are designated by the maps developed:

1. Through NASA Grant NSG 7226 with titles, "Faults - Map 3; Slope - Map 8; Flood Potential - Map 5; Hydrologic Soil Group - Map 6; and Alluvial Fan-Geomorphology - Map 1";
2. Sensitive areas as designated in any future detailed, technical, authoritatively accepted geomorphological study adopted by the city.

18.038.020 Definitions

C. Earthquake Fault. For the purposes of this chapter, earthquake faults shall refer to faults delineated on Map 3 of "Natural Constraints to Urban Development in the North Ogden Area, Utah, Planning Application Summary" of May 1978, authors Merrill Ridd and Bruce N. Kaliser. In areas not covered by Map 3 of the above study, reference may be made to "Wasatch Fault

(Northern Portion), Earthquake Fault Investigation and Evaluation, A Guide to Land Use Planning,” July, 1970 by Woodwane-Clyde and Associates.

Staff Comment: This area has been determined to be within a sensitive lands area, based on being within a proximity to an earthquake fault, as demonstrated on NASA Map 3 (See Exhibit C). The applicant has provided a geotechnical report A geotechnical report prepared by geotechnical and engineering professionals at Christensen Geotechnical, has recommended that the needed distances from the fault is 20.7 feet on the south/west side of the fault (see Exhibit D, page 7-8), thus superseding the 50’ requirement.

18.38.040 Conditional Uses. The sensitive area overlay zone ordinance codified in this chapter does not add to the allowed uses of any zone but converts a permitted use in each respective zone over which the sensitive area ordinance codified in this chapter extends to a conditional use. This standard shall not apply to approved and recorded subdivisions outside of the Pole Patch Area. (Ord.2008-11, dated 9/24/08 and Ord. 87-17.03 (part), 1987: prior code §34-13B-4)

Staff Comment: This property has been determined to be within the Sensitive Land Overlay Zone, based on Earthquake Fault ‘Map 3’ (See Exhibit D). A single-family home in this area, which would otherwise be permitted use, is required to be considered for a conditional use permit, per this section of the ordinance.

18.38.050 Site Development Standards. Same as those specified for the particular use in the respective zone over which the sensitive area zone extends. Before building permits are issued for any construction in a sensitive area zone, the procedure set forth in Sections 18.38.070 and 18.38.080 must be completed and a conditional use permit must be approved by the city council in accordance with the provisions of this title. This standard shall not apply to approved and recorded subdivisions outside of the Pole Patch Area. (Ord.2008-11, dated 9/24/08 and Ord. 87-17.03 (part), 1987: prior code §34-13B-5)

18.42.080 Yards to Be UnobstructedCExceptions. Every part of a required yard shall be open to the sky unobstructed except for accessory buildings in a rear yard, the ordinary projections of skylights, sills, belt courses, chimney cornices and other ornamental features, and fire escapes, fireproof outside stairways and balconies opening upon fire towers projection into a yard not more than five feet. (Ord. 87-17.03 (part), 1987: prior code §34-14-7)

Staff Comment: The building meets the setback requirements from the ordinances shared above. The eaves do cross the setback lines, which is permitted in City Code, as stated above.

18.38.010 Purpose.

The requirements of this title shall be deemed superimposed on the requirements of all zoning ordinances in those areas designated as sensitive areas and shall, in case of conflict, take precedence over the requirements of, and uses permitted by, the other city zoning ordinances. (Ord. 87-17.03 (part), 1987: prior code §34-13B-1)

18.38.070 Site Plan Requirements and Considerations.

- A. Impervious surfaces resulting from construction shall be limited to ten percent of the lot area in a sensitive area zone; except in zone RE-20 the limit shall be five thousand square feet or ten percent of the lot area, whichever is greater.
- B. No building will be permitted in a sensitive area zone on land where the natural terrain has a slope greater than twenty-five percent (unless otherwise recommended by the city engineer in which case any and all conditions recommended by the city engineer shall be complied with).
- C. A closed sewer system shall be required within a sensitive area zone.
- D. Spark arrestors shall be installed and maintained in every fireplace or other vented combustion apparatus constructed indoors or outdoors. Screen openings in such arrestors shall not be in excess of one-quarter inch in diameter.

Staff Comment: The sensitive lands ordinance specifically states that that requirements in the sensitive lands area supercede other city regulations for development in the sensitive lands area. The applicant has provided a site plan for the property.

Staff recommends that the applicant provide the final amount of impervious surfaces (building footprint total, concrete, etc.) in square footage and also as a percentage of the site, and shown to be less than 10%, as a recommended condition of 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.

Second, the applicant has provided a slope map but the categories are not specific enough; there is no category showing what slopes are 25% and less, and greater than 25%.

Finally, the applicant needs to provide a slope map demonstrating that the home is not built on areas of slope where the slope is greater than 25%, and 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 with the above categories, and which superimpose the building footprint, demonstrating that the building will only be on soils that are 25% in slope or less.

The requirement for spark arrestors may be met by including those in the building plans for the building permit, and as a condition for the issuance of such.

Finally, the applicant needs to connect to the sewer system in the area.

- E. A grading plan shall be submitted to the planning commission and to the city council for approval. All cuts and fills shall be made such that the resultant surface has an angle equal to or less than the natural angle of repose of the soil. Approval of an individual plot plan for each lot shall be required before issuance of a building permit.

Staff Comment: A grading plan is required and has been provided by the applicant. The applicant has been requested 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 (See Sheet L-1.2 of Exhibit B).

18.38.070 Site Plan Requirements and Considerations

- F. A plot plan of the lot to be developed drawn to a scale of at least one inch equals twenty feet shall be submitted to the planning commission which plot plan shall show lot lines, existing and

proposed topographical contours at five foot intervals, location of proposed roads, dwelling units and any other proposed structures, walks, driveways and patio areas, springs and seeps, and all utility lines. All construction shall be in accordance with the plot plan as approved by the city council.

G. Structures shall not be placed on or across a fault nor within fifty feet unless it is determined by professional experts that the distance of fifty feet may be reduced without creating a potential hazard. The planning commission will recommend a greater distance from a class I or II fault line if deemed necessary.

H. Structures in an earthquake sensitive area must comply with earthquake standards set forth in the Uniform Building Code in effect at the time the building plan is approved.

Staff Comment: 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.

M. In areas sensitive due to hydrologic soil conditions of moderate high or high run-off potential (Map 6) natural vegetation when it is oakbrush and small trees, shall be removed only when necessary for roads, buildings, driveways and landscaping purposes. The maximum lawn area shall be one-fourth acre. A revegetation plan shall be submitted to the planning commission and approved by the city council for any cuts and slope disturbance and each revegetation shall be completed within one year of the surface disturbance.

Staff Comment: The applicants' agent has been informed of this requirement and has agreed to provide a revegetation plan, as well as other missing information prior to the Planning Commission meeting. The applicant's agent has stated that less than 10,000 square feet will be irrigated. Additionally, lots in Pole Patch are also subject to a maximum irrigated area via the water service agreement that the City has with Pole Patch Water System.

STAFF RECOMMENDATION

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 Comment

There have been no comments submitted.

STAFF CONTACT

Brandon Bell
Planning and Zoning Administrator
bbell@pleasantviewcity.com
801-782-8529 Ext: 471

EXHIBITS

- A) Application and Materials
- B) Conditional Use Permit Site Plan / Plot Plan
- C) NASA Map for Area
- D) Geotechnical Report
- E) Slope Map
- F) Estimate of Buildable Area

STAFF CONTACT

Brandon Bell, CNU-A
bbell@pleasantviewcity.com

801-827-0471

AREA MAP

