



Planning Commission Staff Report

Kidztown Daycare at Corner of Lynne Road and Highway 89
(Lot 6 Willow Brook Village Subdivision) - Site Plan
Application
May 4, 2023

BASIC INFORMATION

Applicant:	Kevin Duncan
Owner:	Kidz Town
Location:	Corner of Lynne Road and Highway 89 (Lot 6 Willow Brook Village subdivision)
Zone:	CP-2

PROPOSAL

The applicant is requesting site plan approval of a child day care. Day cares are a permitted use in the CP-2 zone. As context, daycares are professionally licensed by the State of Utah. The State Legislature passed a law in 2022 that prohibits municipalities from participating in professional licensing of daycares. State inspections of daycares occur twice a year. However, cities may continue to regulate the aspects of daycares, relating to zoning, building permits, and business licensing.

The applicant has provided an easement for sewer to be constructed on adjacent property to the south to meet the utility needs of the site. We have will a serve letters from CWSD. Bona Vista has provided an assurance in an email that they will provide secondary water to the site; Staff recommends that the applicant be required to formalize this in an updated will-serve letter (a will-serve letter that does not mention secondary water has already been provided; it just needs to be adjusted).

FACTORS FOR CONSIDERATION

18.31.080 Site Plan Approval Required.

A. A site plan shall be submitted to the planning commission which shows the location of main and accessory buildings on the site and in relation to one another, the traffic circulation features within the site, the height, bulk and character of building, the provision for off-street parking space, the provision of driveways for ingress and egress, the provision for other open space on the site and the display of signs. Each of the foregoing features shall be in accordance with the site plan (or subsequent amendment thereof) of the proposed development approved by the planning commission prior to the issuance of a building permit

B. A site plan shall include landscaping, fences, and walls designed to further the purpose of the regulations for commercial, manufacturing zones and such features shall be provided and maintained as a condition of the establishment and the maintenance of any use to which they are appurtenant.

C. In considering any site plan, the planning commission shall endeavor to assure safety and convenience of traffic movement, both within the area covered and in relation to access streets, harmonious and beneficial relation among the buildings and uses in the area covered, and satisfactory harmonious relation between such area and contiguous land and buildings and adjacent neighborhoods, and that the requirements of this ordinance have been met.

Staff Comment: *The applicant has provided a design that shows the circulation plan (See Exhibit A) The vehicular access to the site is from the north, off of Lynne Drive (not Highway 89), with the ability to stack a large number of cars, at periods of drop-off and pick up of children, when it is expected that there will be high amounts of vehicles, for a short period of time. Large numbers of cars would be expected at brief intervals morning, mid-day, and then late afternoon, at the beginning and end of each period of child care.*

18.31.040 Use Regulations.

A. In planned commercial zones CP-1, CP-2 and CP-3, no building structure or land shall be used and no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the uses shown in attachment #1 at the end of this chapter. (Ord. 91-1, 6/11/91)

Excerpts from 18.31.040

Zones CP-1, CP-2, and CP-3 Uses-		Zoning	
Uses	CP-1	CP-2	CP-3

Day care center	P	P	P
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Staff Comment: *Daycares are a permitted use. The State of Utah uses the term 'child care'; slightly different terminology for the same use, which again is licensed by the state. Cities may still regulate zoning (including determining permitted uses, and zoning requirements such as setbacks, etc.) for daycares.*

18.31.050 Yard and Height Regulations.

A. Maximum Heights.

1. CP-1 and CP-2 - 35 Feet;
2. CP-3 - 65 feet

Staff Comment: The building height is less than 26 feet (approximately 25' 8 ¼"), and meets the height limit. (See Exhibit B).

B. Minimum Yard Setbacks.

1. Front, twenty feet for all buildings and walls or fences over three feet in height.

Staff Comment: The building has an 85' setback from the front property line, and meets the setback requirement.

2. Side, none except ten feet adjacent to residential boundary.
3. Side facing street on corner lot twenty feet.

Staff Comment: The building has a 34' setback from the interior side property line, and over 133' from the street side (corner side) property line. In both cases, the building meets the setback requirement.

4. Rear, none except ten feet where building rears on a residential zone.
(Ord. 91-1, 6/11/91)

Staff Comment: The property does border a residential zone, but the building is 30 feet, 1 inch from the rear property line, well over the required 10 feet.

18.31.060 Special Parking Requirements. There shall be provided off-street parking facilities in the ratio of not less than three square feet of parking for each one square foot of sales floor area within the development; or as determined by the planning commission and/or city council. (Ord. 91-1, 6/11/91)

Staff Comment: Regarding parking the applicant has provided 54 stalls. The applicant has provided data from 2 other facilities, and has stated that he anticipates this will be the highest amount of parking that any of his locations will have. He has also stated that the ratio regarding parking to children and staff will be the highest. (See Exhibits A and D).

18.31.070 Protection of Adjoining Residential Properties-Buffer zone. The intent of which is to separate noisy or unsightly commercial/manufacturing functions from residential functions. This buffer zone shall be created under the direction of and with the approval of the planning commission. The buffer zone shall be adapted to both the closeness to the residential use and to the nature of the commercial function. The buffer may be by planting, fence, distance or a combination of the three. Fences or planting, if used, shall conform to the requirements as set forth by the planning commission. (Ord. 91-1, 6/11/91)

Staff Comment: The building is 30' feet from a residential zone. The Planning Commission should determine if a buffer is needed for this use, and if so, if a fence or plantings is needed, or a combination of both along the rear property line, to accomplish the purpose of buffering from the residential zone.

Finally, the applicant has provided a detailed, attractive, and thorough landscape plan, including trees and xeriscape plantings (See Exhibit C).

Staff Recommendation

Staff recommends approval of the Kidztown site plan, with the following conditions of approval:

1. *Long Term Stormwater Management Agreement needs to be adjusted to meet requirements of the LID report. Stormwater agreement needs to be tailored to LID measures.*
2. *Address remaining plan redlines including LID/retention comments, and grading comments. Applicants needs to make adjustments to LID measures and update civil plans to address those issues.*
3. *The applicant needs to provide an updated will-serve letter from BonaVista Water formalizing comments made in an email, stating that BonaVista will provide secondary water to this site.*
4. *The Planning Commission should determine if a buffer is needed for this use, and if so, if a fence or plantings is needed, or a combination of both along the rear property line, to accomplish the purpose of buffering from the residential zone.*
5. *Minor adjustments to building plans be permitted at time of building permit within the requirements of City code.*
6. *Comments from Public Works Director, which may be forthcoming (and which will be provided prior to the meeting).*
7. *Applicant should make their case regarding parking amount.*

Public Comment

There have been no comments currently.

STAFF CONTACT

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801-782-8529 Ext: 471

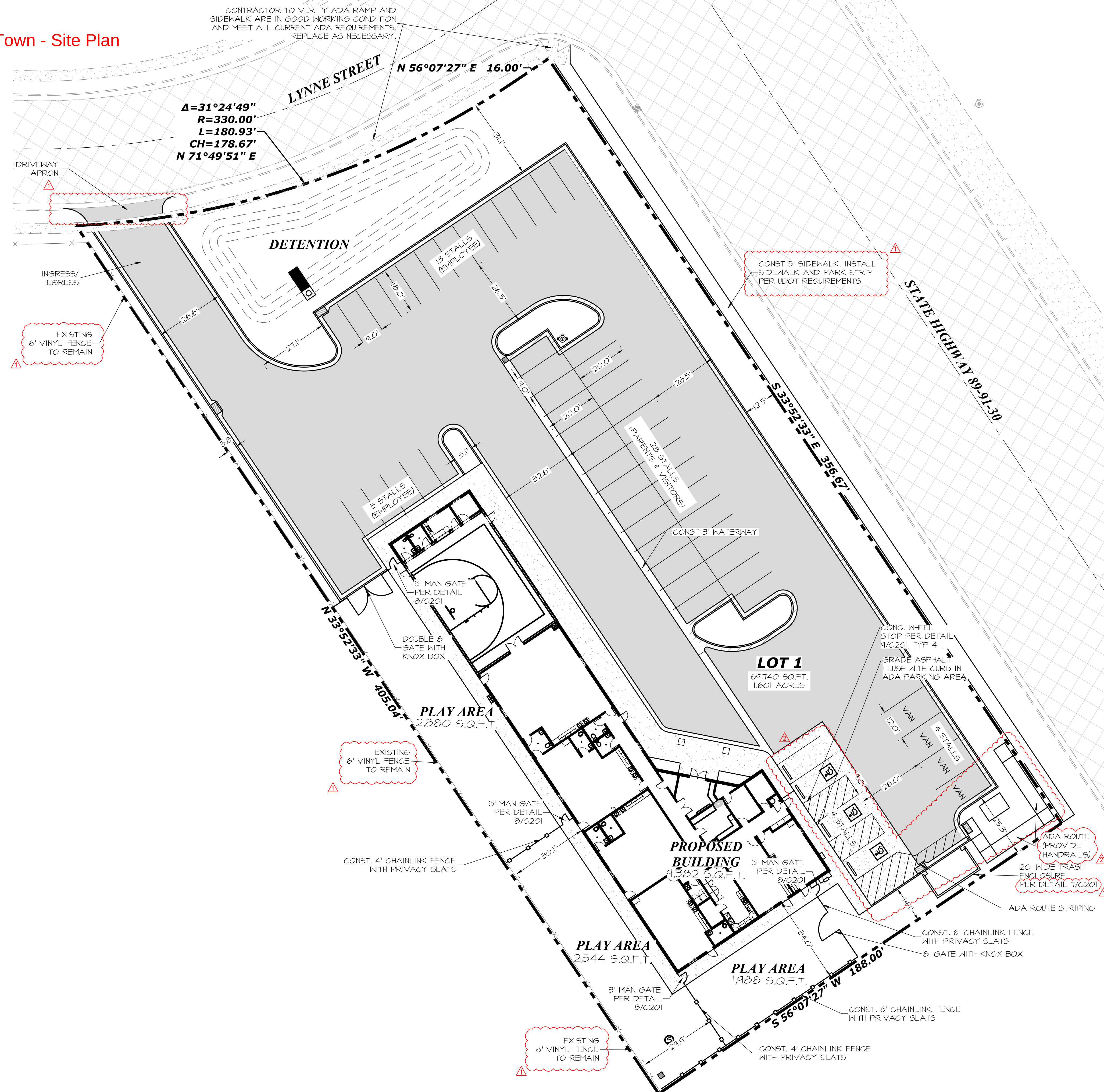
EXHIBITS

- A) Site Plan
- B) Architectural Plans
- C) Landscape Plan
- D) Applicant Parking Information

VICINITY MAP

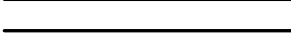
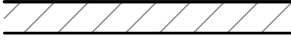


Exhibit A - Kidz Town - Site Plan



LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

-----	BOUNDARY LINE
-----	CENTERLINE
-----	EASEMENT LINE
-----	SETBACK LINE
---IRR---	NEW IRRIGATION LINE
---SD---	NEW STORM DRAIN
---SS---	NEW SANITARY SEWER
---SW---	NEW SECONDARY WATERLINE
---W---	NEW CULINARY WATERLINE
---RR---	EX. IRRIGATION LINE
---OHP---	EX. OVERHEAD POWER LINE
---SD---	EX. STORM DRAIN
---SS---	EX. SANITARY SEWER
---SW---	EX. SECONDARY WATERLINE
---T---	EX. TELEPHONE LINE
---CTV---	EX. CABLE TV LINE
---G---	EX. GAS LINE
---W---	EX. CULINARY WATERLINE
	SECTION CORNER
	MONUMENT
	CONTROL POINT
---4250---	EG CONTOUR MINOR
---4250---	EG CONTOUR MAJOR
---4250---	FG CONTOUR MINOR
---4250---	FG CONTOUR MAJOR
	NEW ASPHALT PER DETAIL 1/C301
	EXISTING ASPHALT
	EXISTING CURB & GUTTER
	24" HIGH BACK CURB PER DETAIL 2/C301
	24" RELEASE GUTTER PER DETAIL 3/C301

PARKING TABULATION

PARKING PROVIDED	54 STALLS (INCLUDES ADA STALLS)
ADA STALLS PROVIDED:	3 STALLS (IBC TABLE 1106.1)
PARKING REQUIRED	38 STALLS
4 SPACES PER 1000 FT ² (PLEASANT VIEW TITLE 18)	
9374 FT ² / 1000 FT ² * 4 = 38 STALLS	

1

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SILVERPEAK
ENGINEERING

SURVEY

CIVIL

STRUCTURAL

KIDZ TOWN DAYCARE
APPROX. 2301 NORTH HIGHWAY 89
PLEASANT VIEW, UTAH

•



DATE: 04/26/2023
PROJECT: 22-228
MANAGER: J.R.J.

REVISIONS	
K	DATE / DESC.
	2/01/2023
	SITE PLAN REVIEW
	2/13/2023
	SITE PLAN REVIEW

TE PLAN

SHEET NUMBER:

C200

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

NEW CONSTRUCTION:
KIDZ TOWN

LOCATION:
2301 N HWY 89
PLEASANT VIEW, UTAH



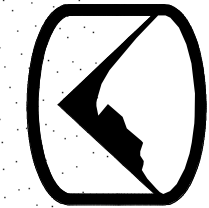
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CIVIL SILVERPEAK ENGINEERING ATTN: JOSH JENSEN 177 EAST ANTELOPE DRIVE, SUITE B LAYTON, UT 84041 PHONE: (801) 499-5054	
ARCHITECT SILVERPEAK ENGINEERING ATTN: JARED FORSYTH 177 EAST ANTELOPE DRIVE, SUITE B LAYTON, UT 84041 PHONE: (801) 499-5054	
STRUCTURAL ENGINEER SILVERPEAK ENGINEERING ATTN: ABE CARLSRUH 177 EAST ANTELOPE DRIVE, SUITE B LAYTON, UT 84041 PHONE: (801) 499-5054	
ELECTRICAL ENGINEER PVE ATTN: JARETH SMITH 1040 NO 2200 W, SUITE 100 SALT LAKE CITY, UT 84116 PHONE: (801) 359-3158 FAX: (801) 521-4114	
MECHANICAL ENGINEER CUNNING & ASSOCIATES ATTN: NORM CUNNING 591 NO. MAIN CLEARFIELD, UT 84015 PHONE: (801) 726-5047 FAX: (801) 799-0939	
CONTRACTOR STOUT CONSTRUCTION ATTN: BRIAN OUDERKIRK & STEVE THEOBALD 1113 S 500 W BOUNTIFUL, UT 84101 PHONE: (801) 296-2150	

SILVERPEAK ENGINEERING

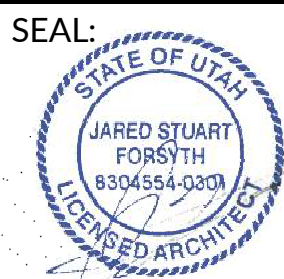
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KIDZ TOWN
2301 N HWY 89
PLEASANT VIEW, UTAH



DATE: 11/17/2022
PROJECT: 22-228
MANAGER: CJ

REVISIONS		
#	DATE	DESCRIPTION

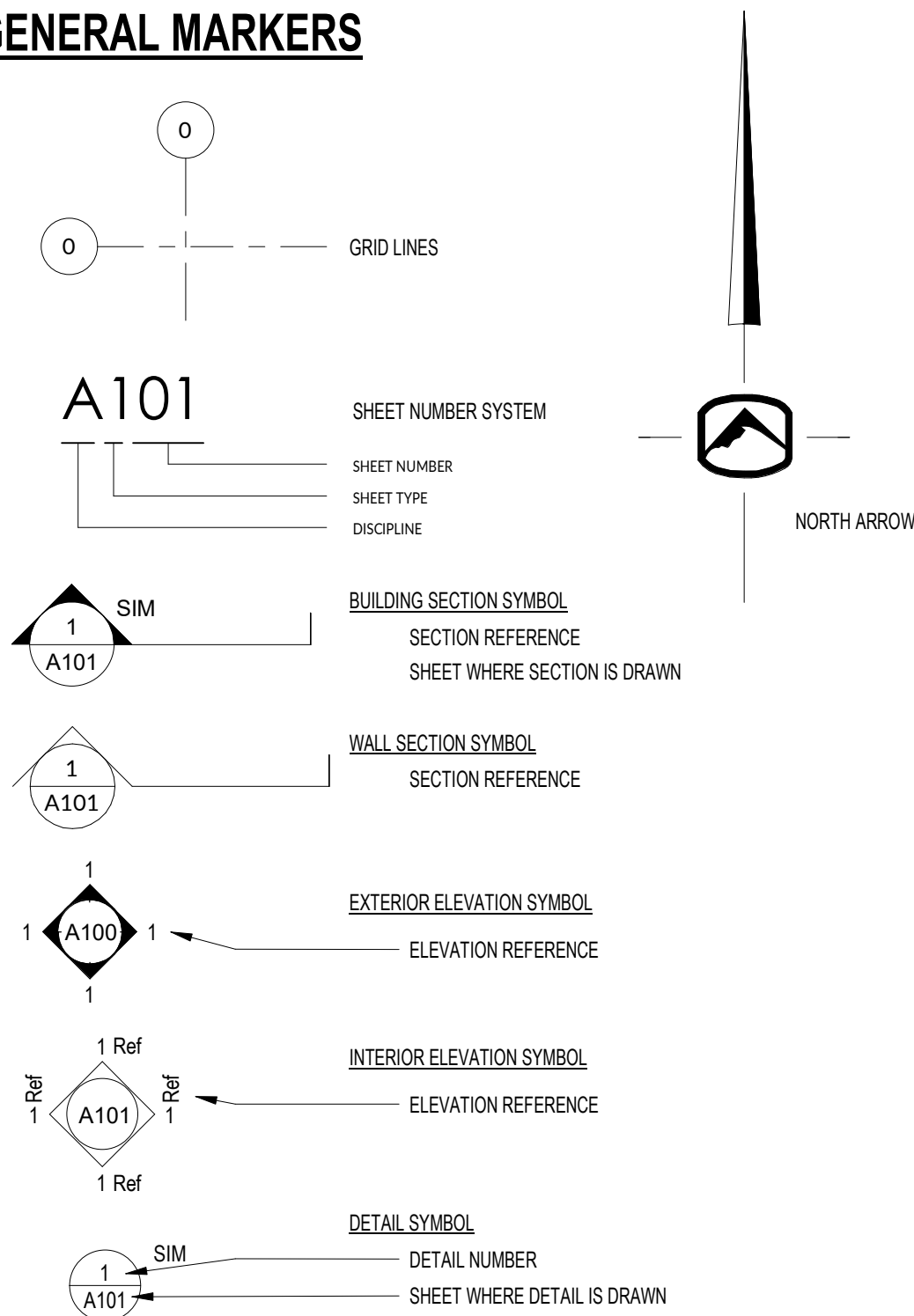
COVER SHEET

SHEET NUMBER:
G001

ABBREVIATIONS

·	FEET
·	INCHES
·	DEGREES
ADA	AMERICAN DISABILITIES ACT
ARCH	ARCHITECTURAL
ABF	ABOVE FINISH FLOOR
AIA	THE AMERICAN INSTITUTE OF ARCHITECTS
ALUM.	ALUMINUM
APX	APPROXIMATELY
APPROX	APPROXIMATELY
AV	AUDIO / VISUAL
BLDG	BUILDING
BLKG	BLOCKING
CJ	CONTROL JOINT
CL	CENTERLINE
CLS	CELLING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CW	COLD WATER
DEM	DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DIST	DISTANCE
DF	DRINKING FOUNTAIN
DN	DOWN
DS	DOWNSPOUT
DW	DISHWASHER
ELECT	ELECTRICAL
ELEV	ELEVATION
EQ	ELEVATOR
EQU	EQUAL
EQUIP	EQUIPMENT
EX	EXISTING
EXIST	EXISTING
FE	FIRE EXTINGUISHER
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FG	FINISH GRADE
FLR	FLOOR
FND	FOUNDATION
FTG	FOOTING
F.V.	FIELD VERIFY
GA	GAGE
GALV	GALVANIZED, GALVANIC
GC	GENERAL CONTRACTOR
GYP	GYPSON
GWB	GYPSON WALL BOARD
HC	HANDICAP
HDR	HEADER
HORIZ	HORIZONTAL
HM	HOLLOW METAL
HW	HOT WATER
IJ	ISOLATION JOINT
JAN	JANITOR
LAV	LAVATORY
MAX	MAXIMUM
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURE(R)
MISC	MISCELLANEOUS
MIN	MINIMUM
MTL	METAL
N/A	NOT APPLICABLE
NTS	NOT TO SCALE
OC	ON CENTER
OFCI	OWNER FURNISHED & CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED & OWNER INSTALLED
OH	OVERHANG
OL	OCCUPANT LOAD
OPNG	OPENING
PERF	PERFORATED
RCP	REFLECTED CEILING PLAN
REV	REVISION(S), REVISED
RFI	REQUEST FOR INFORMATION
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
ROUD	REQUIRED
RR	RESTROOM
SIM	SIMILAR
SPEC	SPECIFICATION
SPECS	SPECIFICATIONS
S.F.	SQUARE FOOT (FEET)
SQ.FT.	SQUARE FOOT (FEET)
SS	SANITARY SEWER
T&G	TONGUE & GROOVE
TEL	TELEPHONE
TI	TENANT IMPROVEMENT
TM	TOP OF MASONRY
TOR	TOP OF ROOF
TOS	TOP OF SLAB
TOW	TOP OF WALL
TV	TELEVISION
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH
WC	WATER CLOSET
WID	WASHER & DRYER
WH	WATER HEATER

GENERAL MARKERS



TAGGING MARKERS



CODE ANALYSIS

APPLICABLE CODES:		PROJECT DESCRIPTION:
BUILDING CODE	2018 IBC	SINGLE STORY DAYCARE W/ MULTI PURPOSE ROOM AND WARMING KITCHEN
MECHANICAL CODE	2018 IMC	
PLUMBING CODE	2018 IPC	
ELECTRICAL CODE	2017 NEC	
FIRE CODE	2018 IFC	
ENERGY CODE	2018 IECC	
FUEL/GAS CODE	2018 IFGC	
UNIFORM PLUMBING CODE	2003 UPC	
ADA GUIDELINES	ICC/ANSI A117.1-2009	

CONSTRUCTION TYPE:	TYPE V-B
OCCUPANCY:	E- EDUCATION
ALLOWABLE HEIGHT (TABLE 504.3, 504.4)	1 STORY, 40'-0"
ALLOWABLE BUILDING HEIGHT:	1 STORY, 26'-0"
ACTUAL BUILDING HEIGHT:	NO
FIRE SPRINKLERS PROVIDED:	

AREA TOTAL		
OCCUPANCY	NAME	TOTAL AREA
EDUCATION	LEVEL 1	9374 SF
		9374 SF

ALLOWABLE AREA CALCULATION				
OCCUPANCY	ALLOWABLE BUILDING AREA (A ₁)	TABULAR AREA NON-SPRINKLE (NS)	FRONTAGE INCREASE FACTOR (IF)	TOTAL ALLOWABLE SQUARE FOOTAGE (A _a)
EDUCATION	9500 SF	9500 SF	0.75	16625 SF
				16625 SF

OCCUPANT LOAD			
OCCUPANCY CLASSIFICATION	AREA	OL FACTOR	OCCUPANT LOAD
ASSEMBLY WITHOUT FIXED SEATS- UNCONCENTRATED (TABLES AND CHAIRS)	1824	15	122
BUSINESS AREA	410	150	4
CORRIDOR	920	0	0
DAY CARE	4147	35	121
KITCHENS, COMMERCIAL	414	200	3
RESTROOM	480	0	0
STORAGE	310	500	4
LEVEL 1	8506		254

TOTAL NUMBER OF EXITS REQUIRED PER 1006.3.2	2
EXITS REQUIRED FROM EACH DAYCARE ROOM	1
TOTAL NUMBER OF EXITS PROVIDED	SEE PLAN
CORRIDOR RATING (TABLE 1020.1)	1 HOUR

PLUMBING SYSTEMS

MINIMUM REQUIRED PLUMBING FIXTURES
(PER IBC SECTION 2902, TABLE 2902.1.1 AND 2902.2)

PLUMBING FIXTURE SCHEDULE								
OCCUPANCY	OCCUPANT LOAD	WATER CLOSET		LAVATORY		DRINKING FOUNTAINS		SS
		RATIO	REQUIRED	RATIO	REQUIRED	RATIO	REQUIRED	
EDUCATIONAL	254	50	5.08	50	5.08	100	2.54	1
REQUIRED TOTALS	254		5.08		5.08		2.54	1
PROVIDED TOTALS			9		9		8	1

SHEET LIST

SHEET NUMBER	SHEET NUMBER
1- GENERAL	
G001	COVER SHEET
G002	GENERAL INFORMATION
G003	ADA DETAILS
G004	ADA DETAILS
G005	ADA DETAILS
G010	LIFE SAFETY PLANS
2- CIVIL	
C001	CIVIL COVER SHEET
C002	GENERAL NOTES
C200	SITE PLAN
C201	SITE DETAIL
C300	GRADING/DRAINAGE PLAN
C301	GRADING/DRAINAGE DETAILS
C400	UTILITY PLAN
C401	UTILITY DETAILS
C600	EROSION CONTROL PLAN
C601	SWPP NOTES
3- LANDSCAPE	
L1-1	LANDSCAPE PLAN
L2-1	IRRIGATION PLAN
4- ARCHITECTURE	
A001	ASSEMBLY TYPES
A111	LEVEL 1 OVERALL FLOOR PLAN & ATTIC PLAN
A141	REFLECTED CEILING PLAN
A151	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A202	COLORADO ELEVATIONS
A203	ISOMETRIC ELEVATIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS
A311	WALL SECTIONS
A401	ENLARGED KITCHEN
A402	ENLARGED RESTROOMS
A403	ENLARGED MULTI-PURPOSE ROOM
A421	INTERIOR ELEVATIONS
A501	DETAILS
A502	DETAILS
A503	DETAILS
A601	DOOR SCHEDULE
A611	WINDOW SCHEDULE
A621	FINISH SCHEDULE
A631	CASEWORK SCHEDULE
5- STRUCTURAL	
S001	GENERAL NOTES
S002	SPECIAL INSPECTIONS
S101	FOOTING FOUNDATION PLAN
S121	ROOF FRAMING PLAN
S501	FOOTING/ FOUNDATION DETAILS
S502	FOOTING/ FOUNDATION DETAILS
S521	ROOF FRAMING DETAILS
S601	STRUCTURAL SCHEDULES
6- MECHANICAL/PLUMBING	
M-000	MECH. SYMBOL LEGEND AND SCHEDULES
M-100	HVAC FLOOR PLAN
M-101	HVAC FLOOR PLAN CONT. AND DETAILS
M-400	LARGE SCALE MECH. PLANS AND SECTIONS
M-500	MECHANICAL DETAILS
M-700	MECHANICAL CONTROLS
MS-100	MECHANICAL SPECIFICATIONS
MS-101	MECHANICAL SPECIFICATIONS
P-000	PLUMBING SCHEDULES AND DETAILS
P-100	PLUMBING FLOOR PLAN
P-400	PLUMBING FLOOR PLAN CONTINUED
P-400	PLUMBING DETAILS AND DIAGRAMS
7- ELECTRICAL	
E-001	ELECTRICAL SYMBOLS AND NOTES
E-101	ELECTRICAL SITE PLAN
E-201	POWER PLAN
E-301	LIGHTING PLAN
E-401	ONE-LINE DIAGRAM
E-501	ELECTRICAL SCHEDULES
E-502	ELECTRICAL SCHEDULES
E-601	ELECTRICAL DETAILS

DEFERRED SUBMITTALS & SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS REQUIRED FOR CONCRETE, MASONRY, EPOXY & SOILS. SEE STRUCTURAL DRAWINGS FOR SPECIAL INSPECTION QUALIFICATION TABLES.

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KIDZ TOWN
2301 N HWY 89
PLEASANT VIEW, UTAH

SEAL:

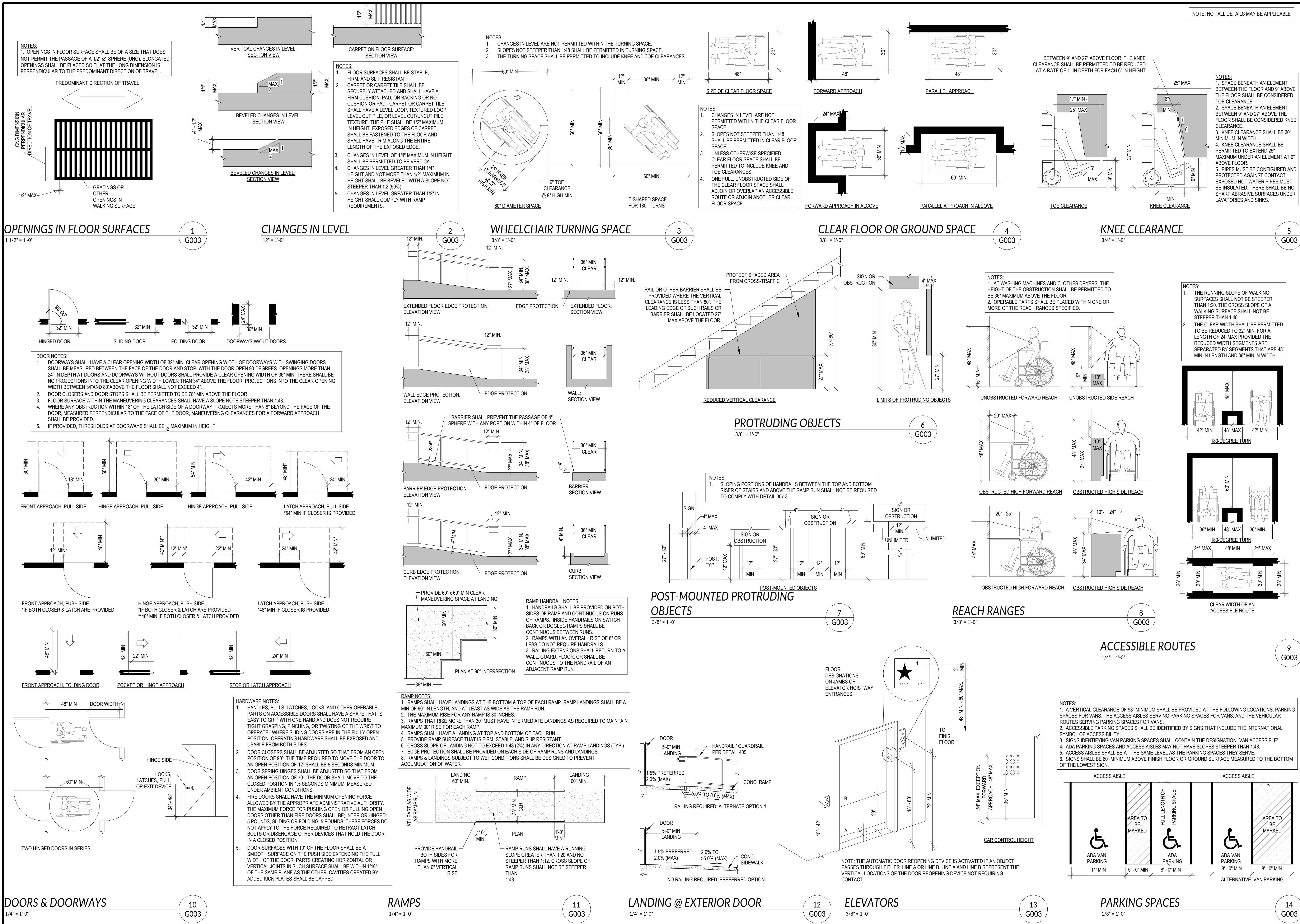
DATE: 11/17/2022
PROJECT: 22-228
MANAGER: CJ

REVISIONS

#	DATE	DESCRIPTION
B	02/02/23	ADDENDUM 'B'

GENERAL INFORMATION

SHEET NUMBER:
G002



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WWW.SILVERPEAKENG.COM

KIDZ TOWN
2301 N HWY 89
PLEASANT VIEW, UTAH

SEAL:
JARED STUART
FORSYTH
8304554-0301
LICENSED ARCHITECT

DATE: 11/17/2022
PROJECT: 22-228
MANAGER: CJ

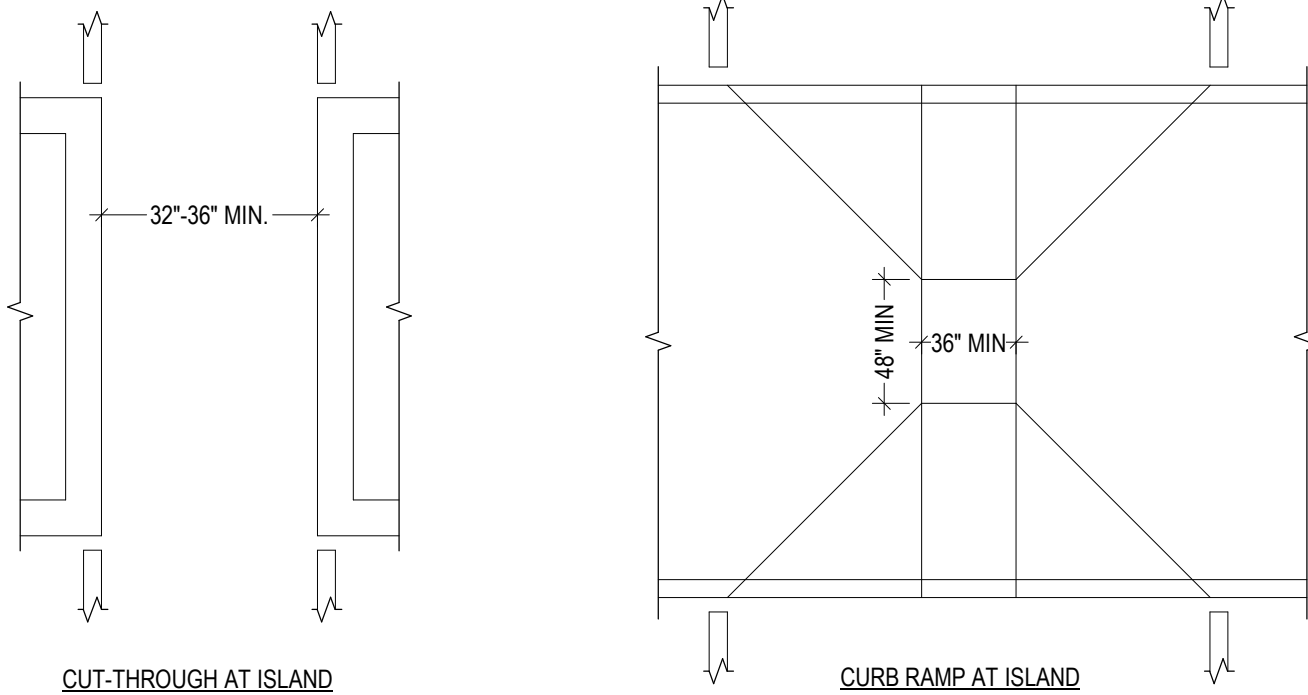
REVISIONS

#	DATE	DESCRIPTION
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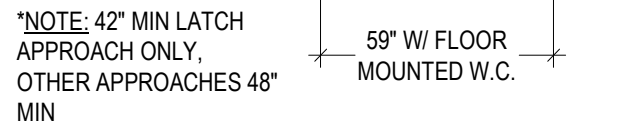
ADA DETAILS

SHEET NUMBER:
G003

Diagram illustrating a curb ramp cross-section. The ramp has a maximum slope of 1:12. The horizontal distance from the curb to the start of the ramp is 20 units, and the vertical drop is 1 unit. The ramp itself has a horizontal distance of 12 units and a vertical rise of 1 unit.

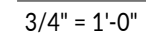


1
G004



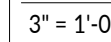
$$1/4^{\circ} = 1'-0''$$

8
G004



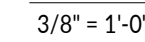
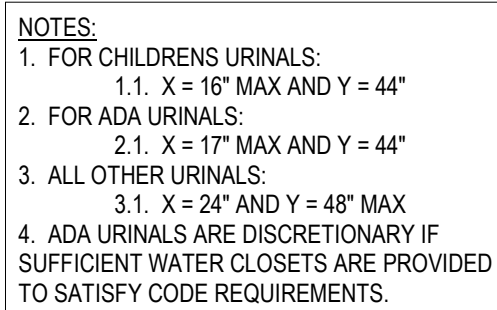
NOTES:

1. RADIUS OF CURVATURE OF THE LANDING EDGE TREAD SHALL BE 1/2" MAX. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30-DEGREES MAX FROM THE VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL BE 1 1/2" MAX BEYOND THE TREAD BELOW.
2. NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LEADING EDGE CURVED OR BEVELED.
3. THE LEADING 2" OF THE TREAD SHALL HAVE VISUAL CONTRAST OF DARK-ON-LIGHT OR LIGHT-ON-DARK FROM THE REMAINDER OF THE TREAD.

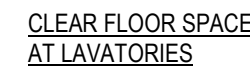


NOTES:

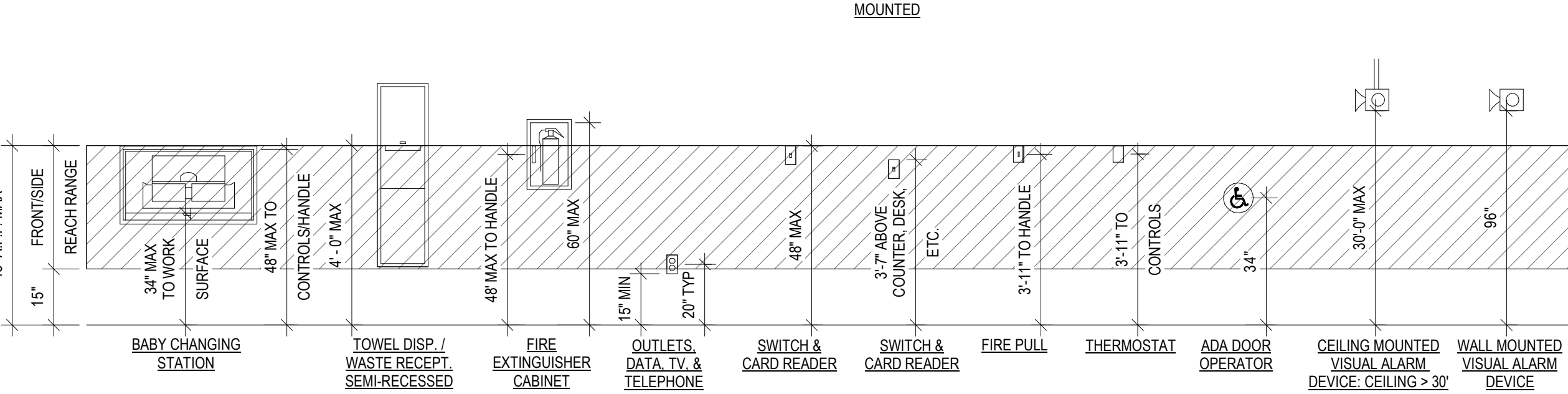
1. CLEAR FLOOR SPACE PER SECTION 305 ARE TO BE PROVIDED (CENTERED ON DRINKING FOUNTAIN)
2. DRINKING FOUNTAINS SHALL BE PROVIDED IN HIGH AND LOW PAIRS: ONE FOR PEOPLE WHO USE A WHEELCHAIR AND ONE FOR STANDING PERSONS.
 - 2.1. EXCEPTION: CHILDREN'S USE BUBBLERS ON SINKS, OR FREE-STANDING COOLERS.
3. DRINKING FOUNTAINS PRIMARILY FOR CHILDREN'S USE SHALL BE PERMITTED WHERE THE SPOUT OUTLET IS 30" MAX ABOVE THE FLOOR & PERMITTED WHERE THE SPOUT OUTLET IS 30" MAX ABOVE THE FLOOR & 5-1/2" MAX. FROM THE FRONT EDGE OF DRINKING FOUNTAIN INCLUDING BUBBLERS, A PARALLEL APPROACH COMPLYING WITH SECTION 305 IS PROVIDED, AND THE CLEAR FLOOR SPACE IS CENTERED ON THE DRINKING FOUNTAIN.


$$3/8'' = 1'-0''$$


SEE 2010 ADA TABLE 308.1

$$\overline{3/8'' = 1'-0''}$$


3/8" = 1'-0"


$$\overline{3/8'' = 1'-0''}$$

9
G004

$$\overline{3/8'' = 1'-0''}$$

10
G00.

SEAL:

The seal is circular with a double-lined border. The outer ring contains the text "STATE OF UTAH" at the top and "LICENSED ARCHITECT" at the bottom. The center of the seal contains the name "JARED STUART FORSYTH" and the license number "8304554-0301". There are handwritten initials or a signature across the bottom half of the seal.

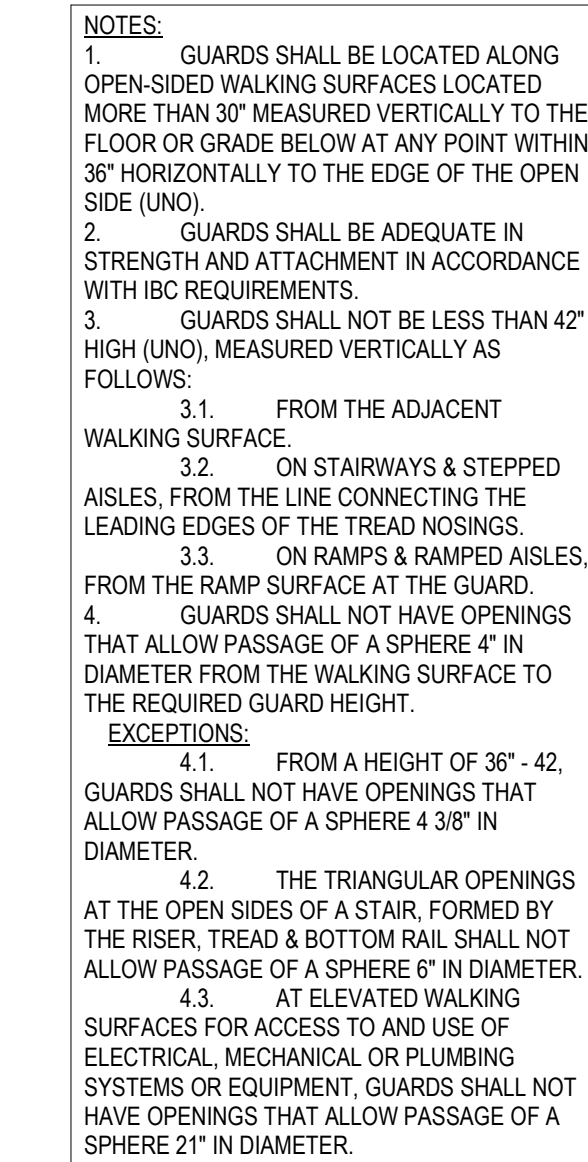
DATE: 11/17/2022
PROJECT: 22-228
MANAGER: CJ

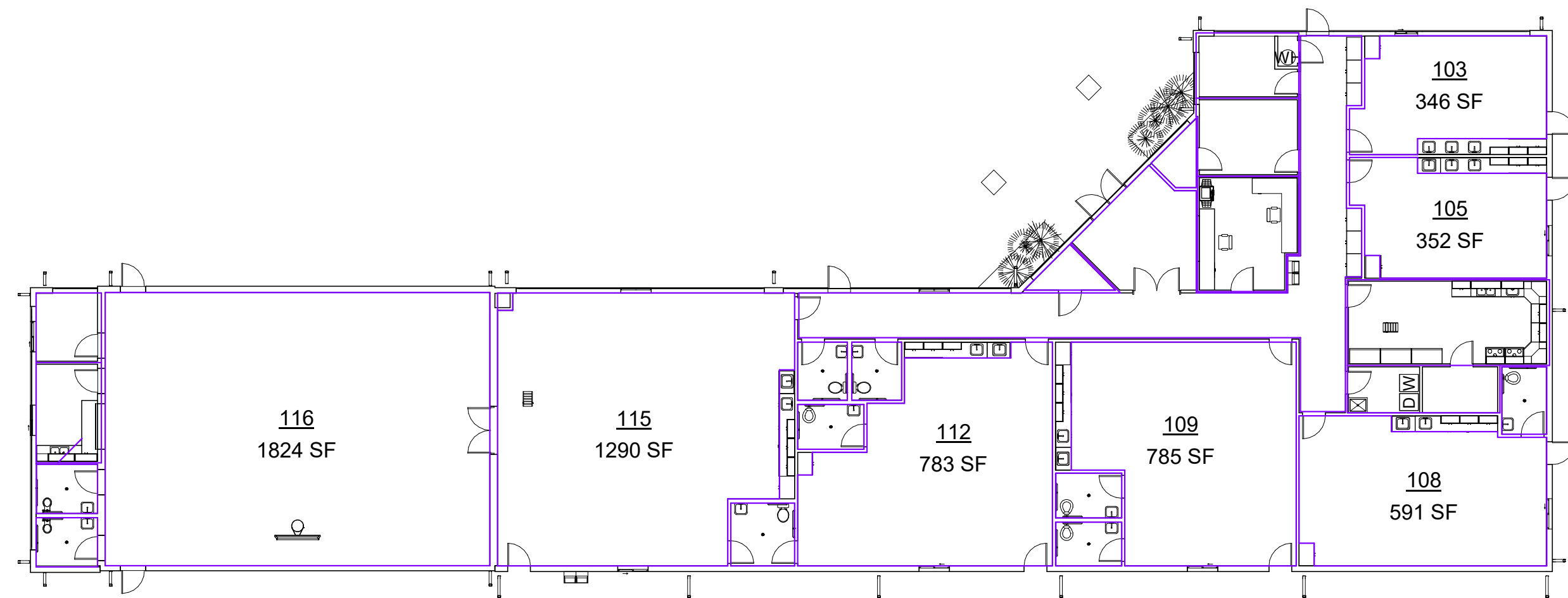
REVISIONS		
#	DATE	DESCRIPTION

ADA DETAILS

SHEET NUMBER:

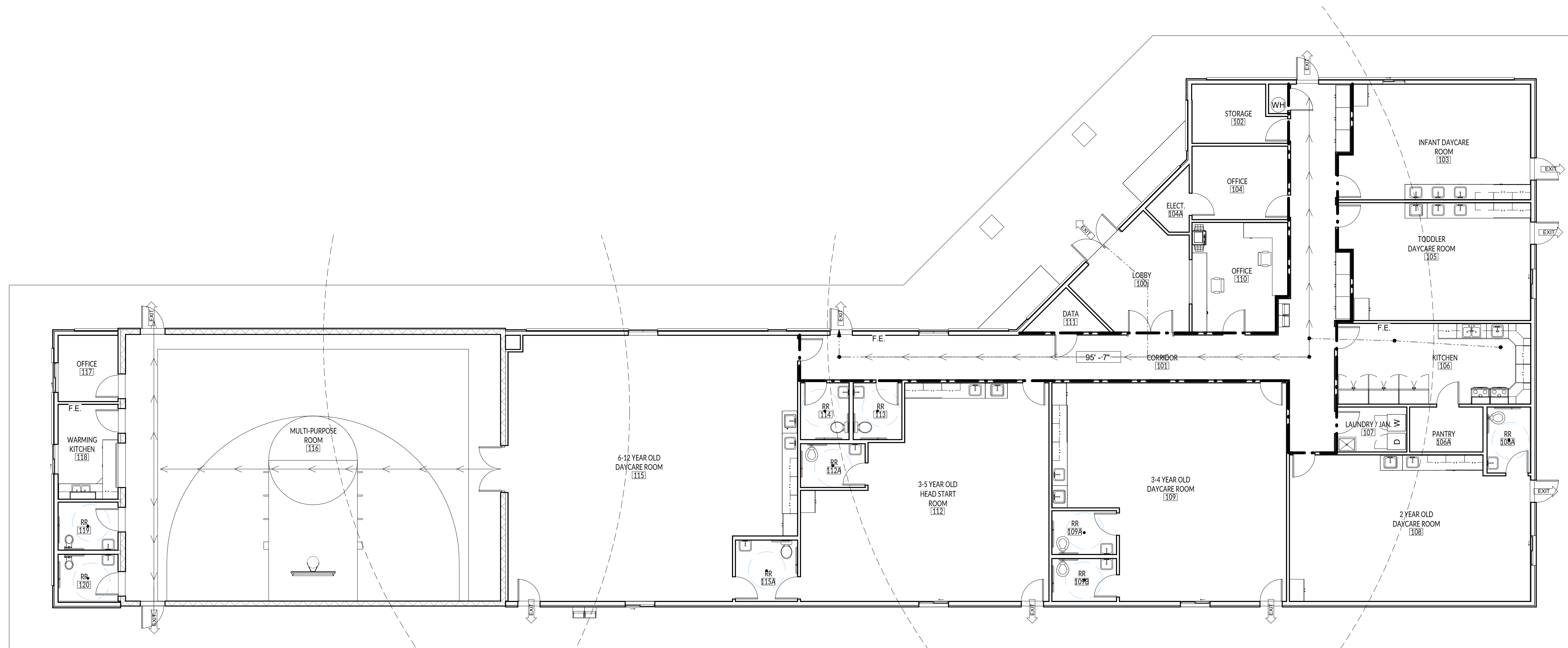
G004





LEVEL 1 - ROOM AREA
1/16" = 1'-0"

2
G010



LEVEL 1 - LIFE SAFETY
1/8" = 1'-0"

1
G010

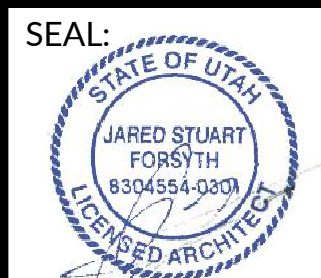
LIFE SAFETY LEGEND

FE	FIRE EXTINGUISHER
150'-0" FIRE EXTINGUISHER RADIUS	
---	FIRE WALL (1-HR)
EXIT	EXIT DOORWAY
---	ACTUAL TRAVEL DISTANCE
---	PATH OF TRAVEL
X'-X"	ACTUAL MAXIMUM TRAVEL DISTANCE

NOTE:

1. THE MAX. ALLOWABLE TRAVEL DISTANCE FOR THIS BUILDING IS 200' PER IBC TABLE 1017.2
2. UPON COMPLETION OF THIS PROJECT, PROVIDE FIRE EXTINGUISHERS WITH A MIN. RATING OF 2A10BC. FIRE EXTINGUISHERS SHALL BE PLACED TO ENABLE A TRAVEL DISTANCE NOT MORE THAN 75' TO ACCESS FROM ANY POINT OF THE FACILITY.
3. MAXIMUM DEAD END CORRIDOR LENGTH IS 20'
4. SEE ELECTRICAL DRAWINGS FOR EMERGENCY & EXIT LIGHTING
5. KITCHEN FIRE EXTINGUISHER TO COMPLY WITH CURRENT IFC STANDARDS

KIDZ TOWN
2301 N HWY 89
PLEASANT VIEW, UTAH

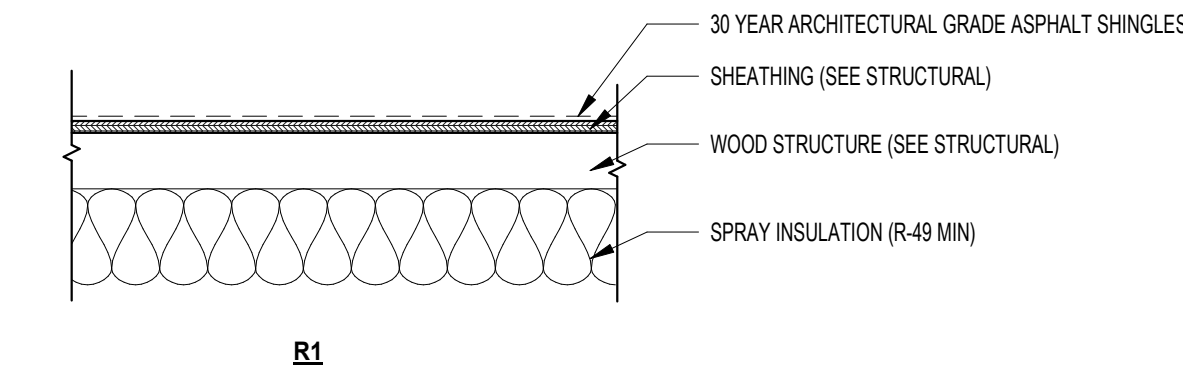


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PROJECT: 22-228
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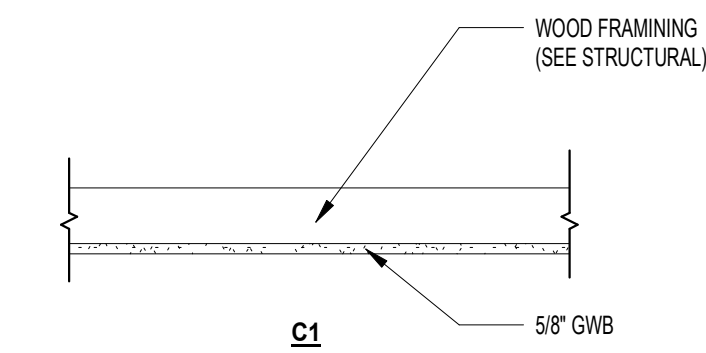
REVISIONS		
#	DATE	DESCRIPTION

LIFE SAFETY
PLANS

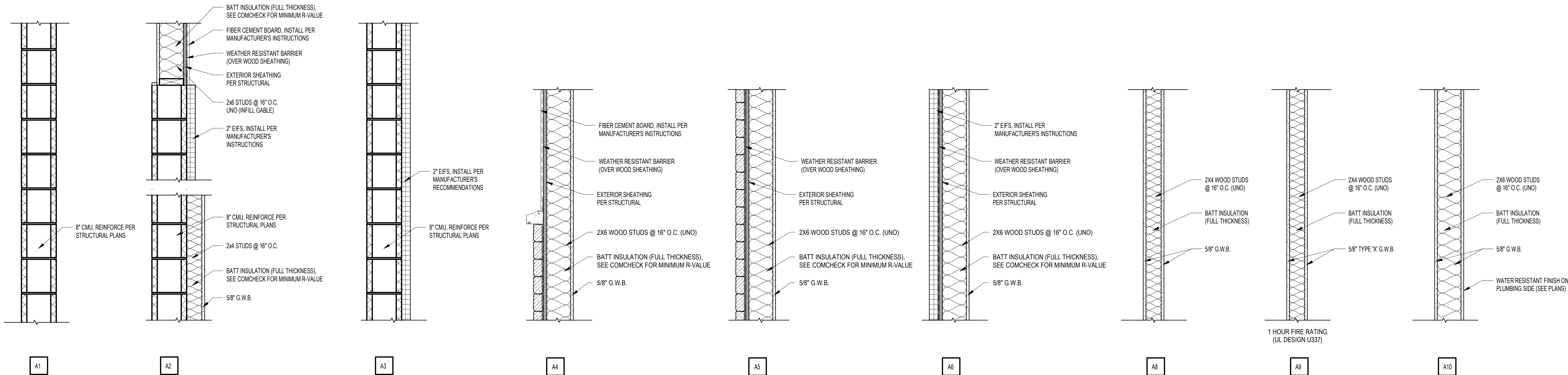
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G010



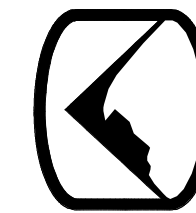
ROOF



CEILING TYPES

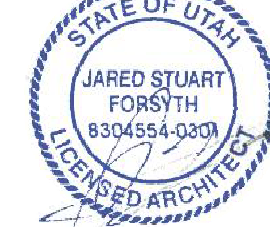


WALL ASSEMBLIES



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2301 N HWY 89
PLEASANT VIEW, UTAH

SEAL:

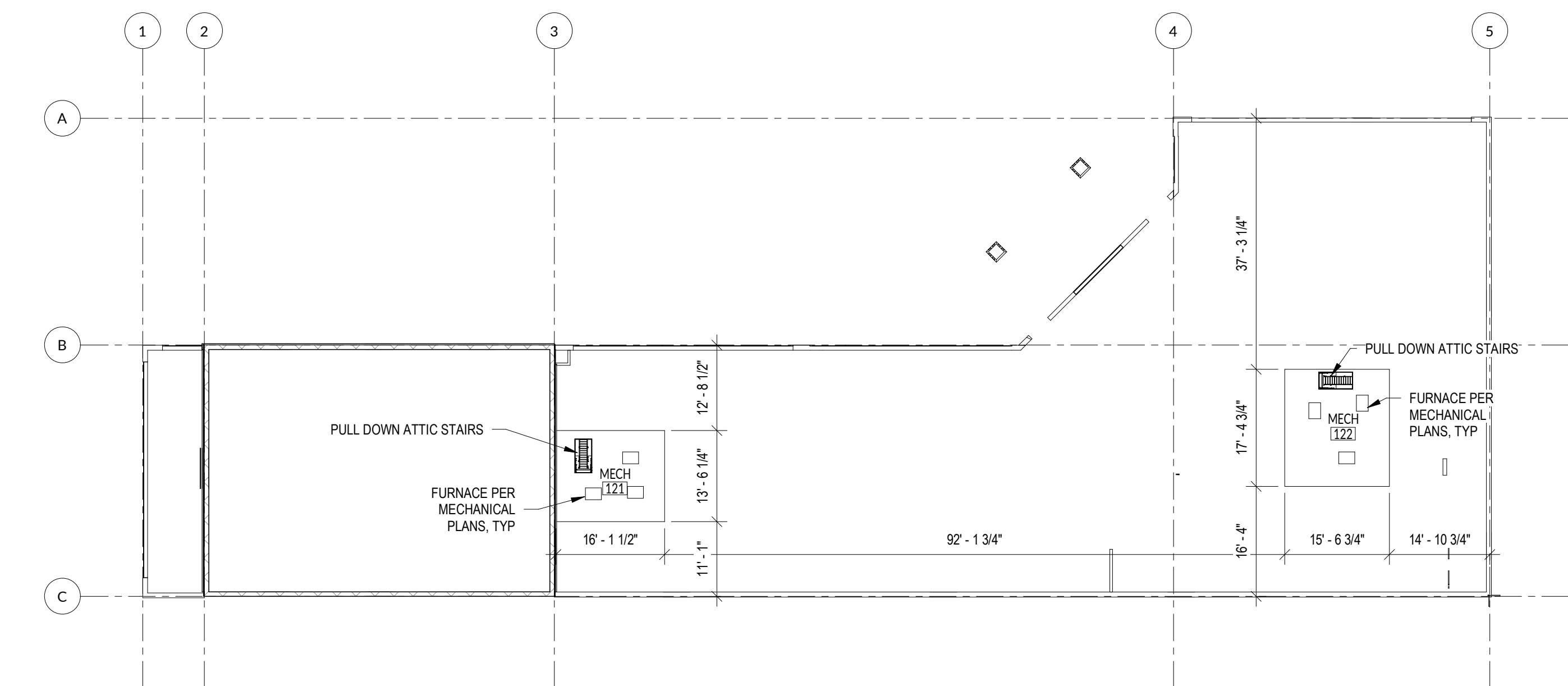


DATE: 11/17/2022
PROJECT: 22-228
MANAGER: CJ

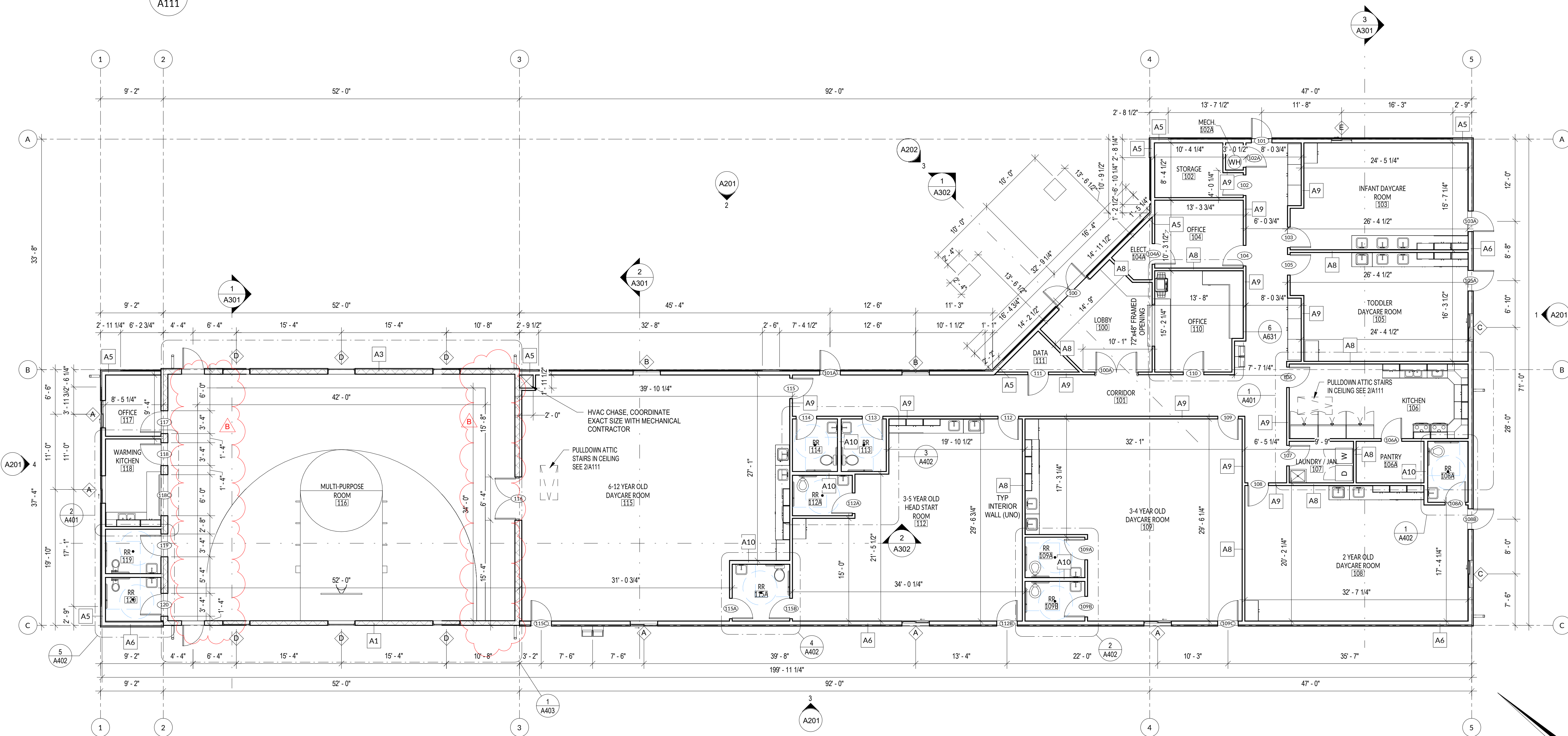
REVISIONS		
#	DATE	DESCRIPTION

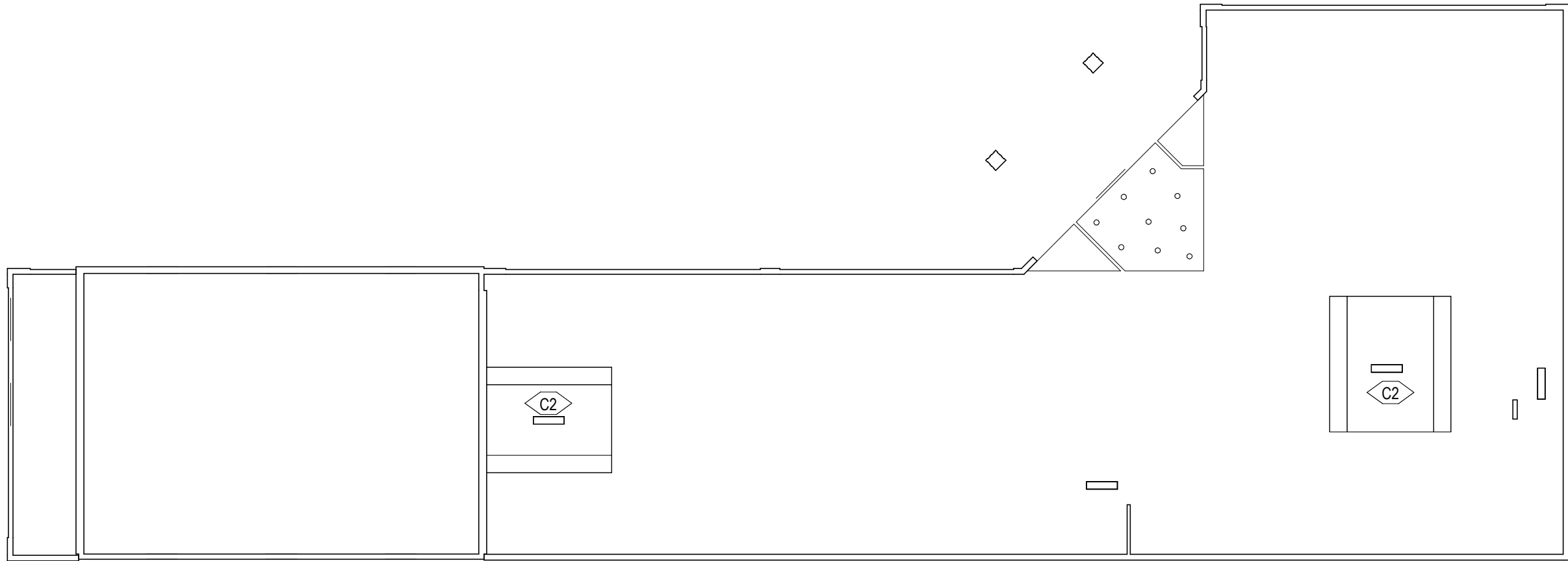
ASSEMBLY TYPES

SHEET NUMBER:
A001



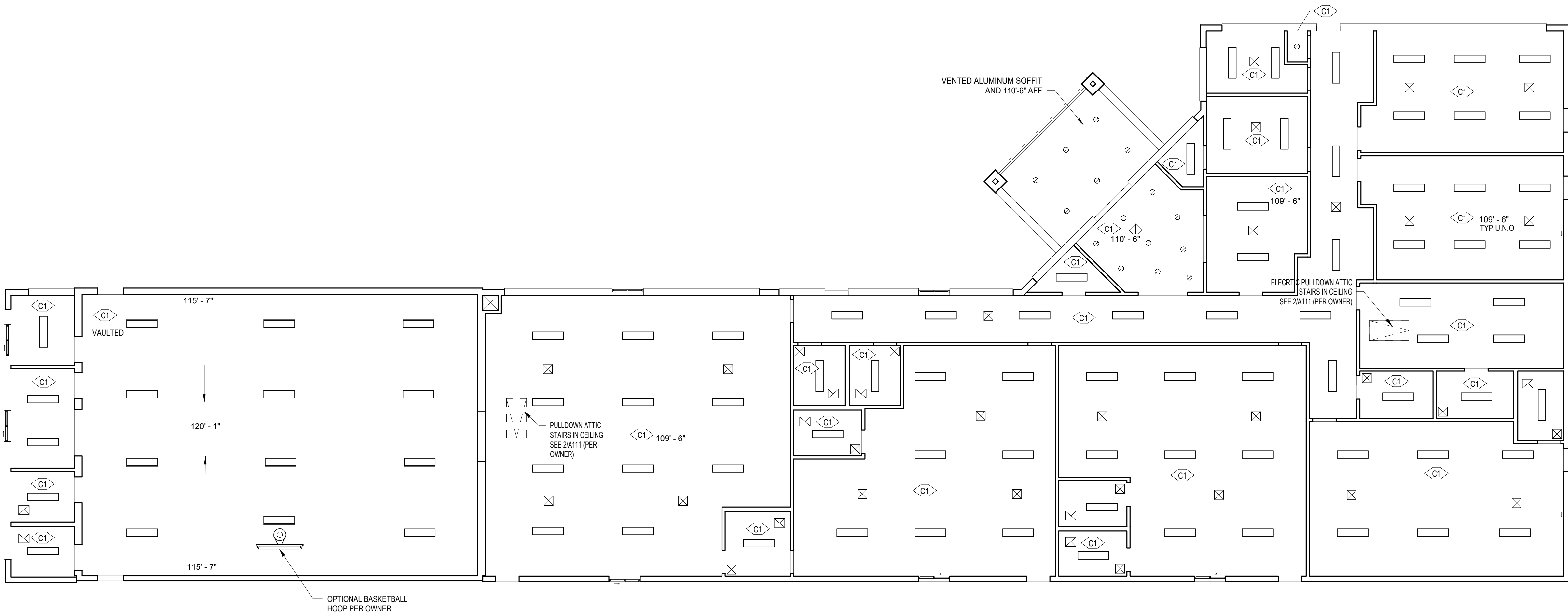
- FLOOR PLAN NOTES:
1. DIMENSIONS ARE TO STUD FRAMING AND FACE OF CMU (UNO)
 2. SEE ENLARGED FLOOR PLANS FOR INTERIOR DIMENSIONS.
 3. WINDOW DIMENSIONS ARE TO THE CL OF WINDOW OPENING UNO





ATTIC REFLECTED CEILING PLAN
1/16" = 1'-0"

2
A141



REFLECTED CEILING PLAN
1/8" = 1'-0"

1
A141

CEILING TYPES	
MARK	DESCRIPTION
C1	5/8" GYPSUM BOARD ATTACHED TO BOTTOM OF WOOD TRUSS. 109'-6" AFF (UNO)
C2	EXPOSED STRUCTURE

CEILING LEGEND	
	SURFACE MOUNT LIGHT (PER ELEC. DRAWINGS)
	DIFFUSER (PER MECH. DRAWINGS)
	RETURN (PER MECH. DRAWINGS)
	EXHAUST FAN (PER MECH. DRAWINGS)

REFLECTED CEILING PLAN NOTES	
1.	SEE ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTING

1. ALL ROOFS ARE R1 U.N.O.
2. RAIN DRAIN PIPE SHALL PENETRATE BELOW FROST DEPTH PRIOR TO EXITING THE BUILDING.
3. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150TH OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300TH PROVIDED THAT AT LEAST 50% OF THE REQUIRED VENTILATION AREA IS LOCATED IN THE UPPER SPACE PORTION OF THE SPACE TO BE VENTILATED AND THE REMAINDER IS PROVIDED BE EAVE OR CORNICE VENTS.

1. ALL ROOFS ARE R1 U.N.O.
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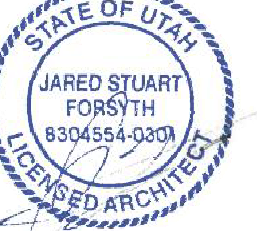


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EAL:



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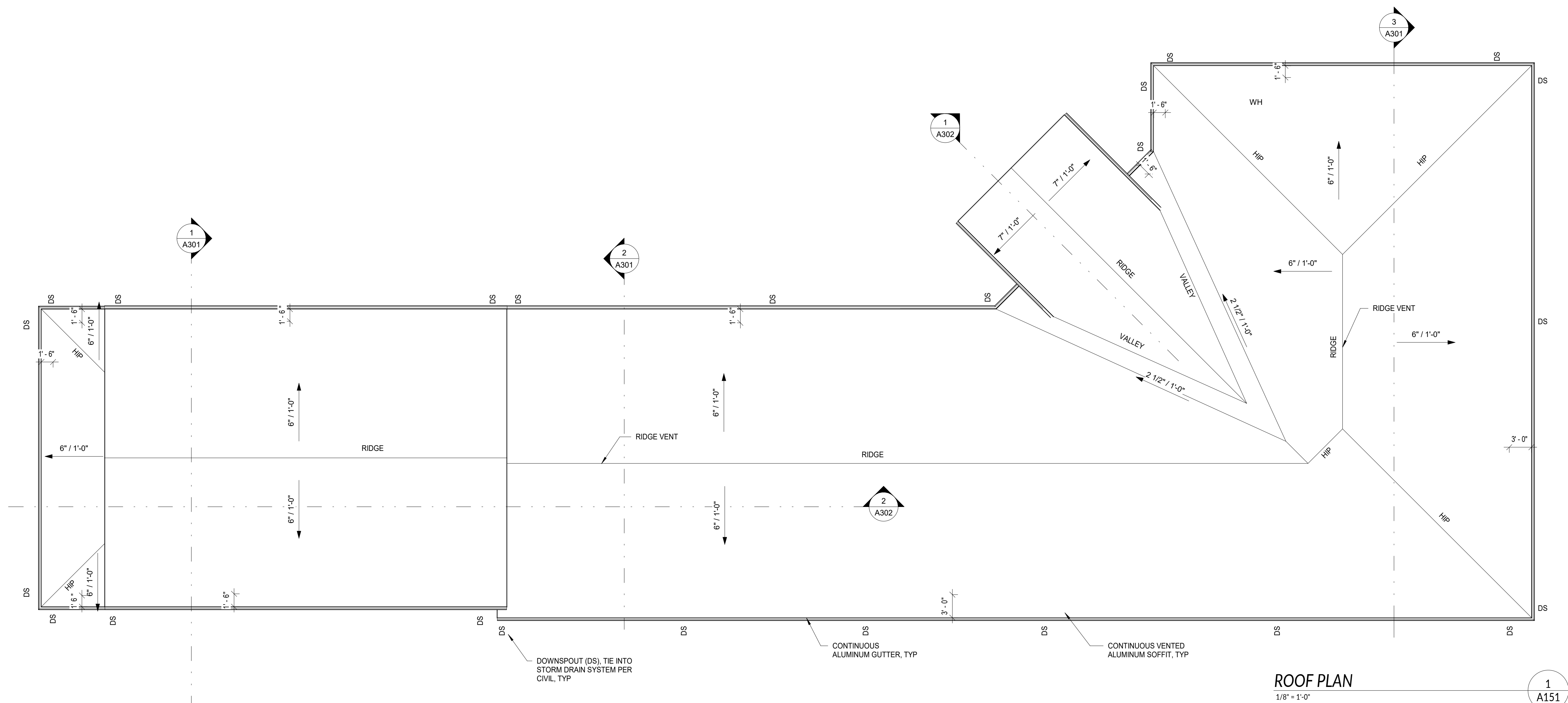
REVISIONS

DATE	DESCRIPTION
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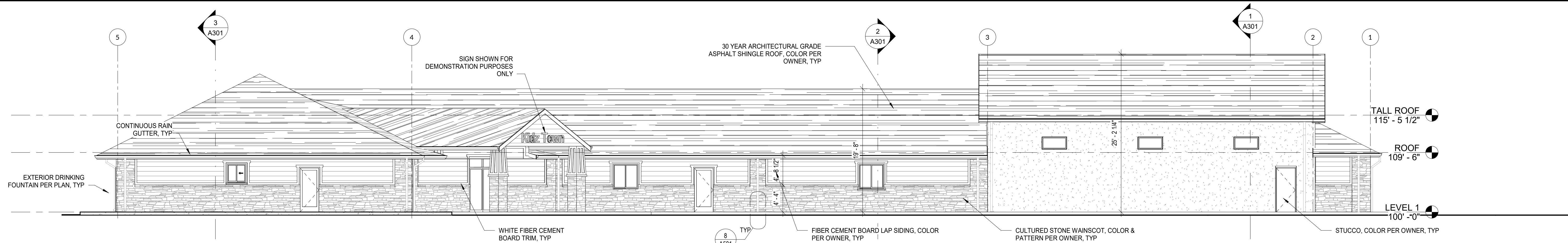
ROOF PLAN

SHEET NUMBER:

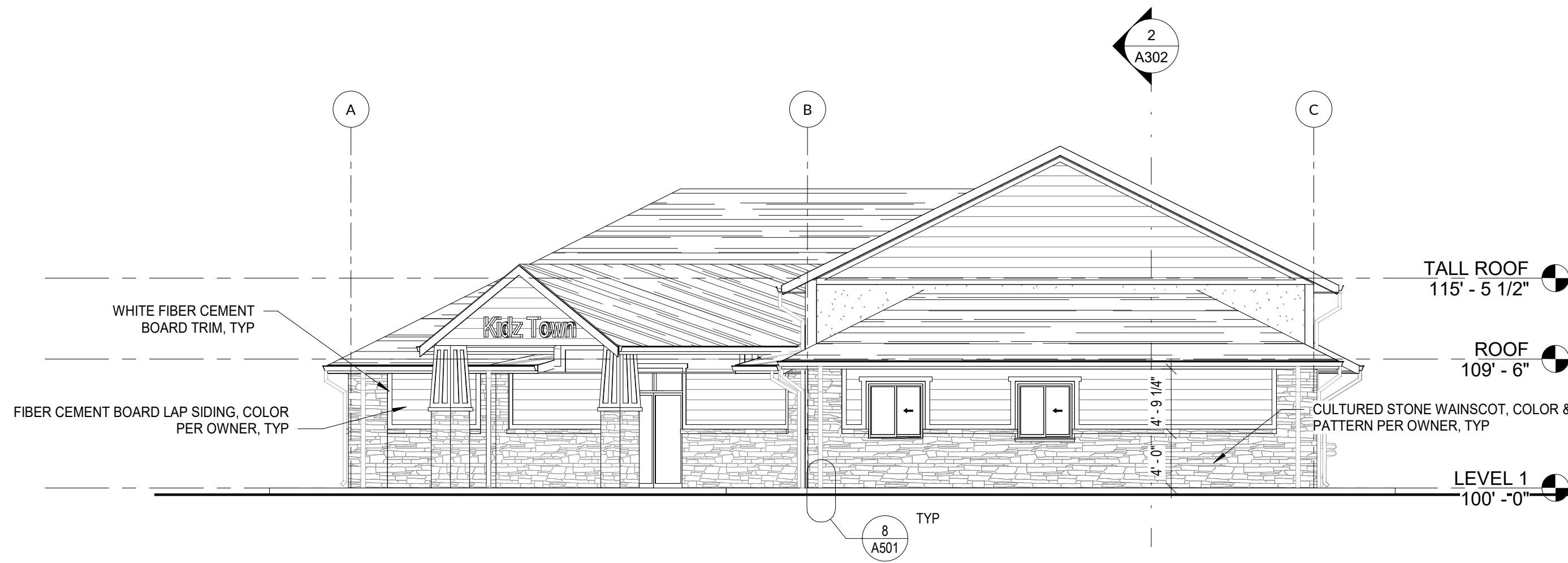
A151



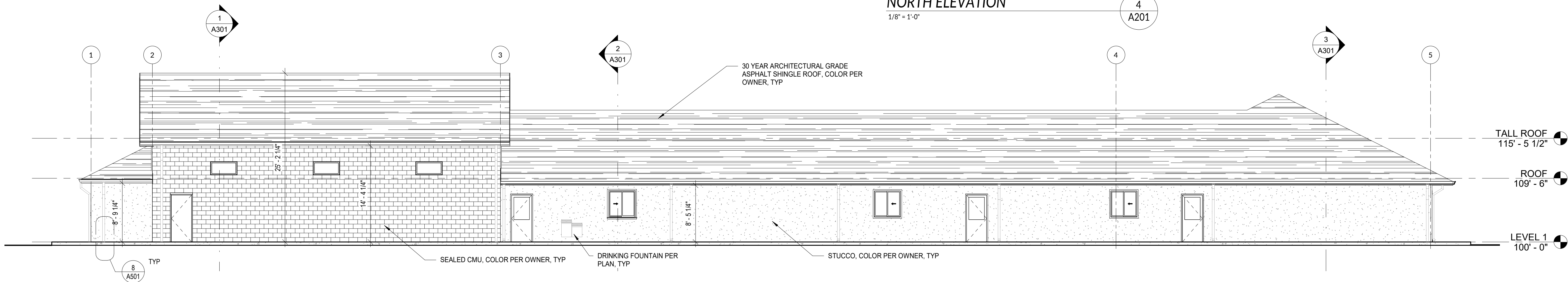
PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.



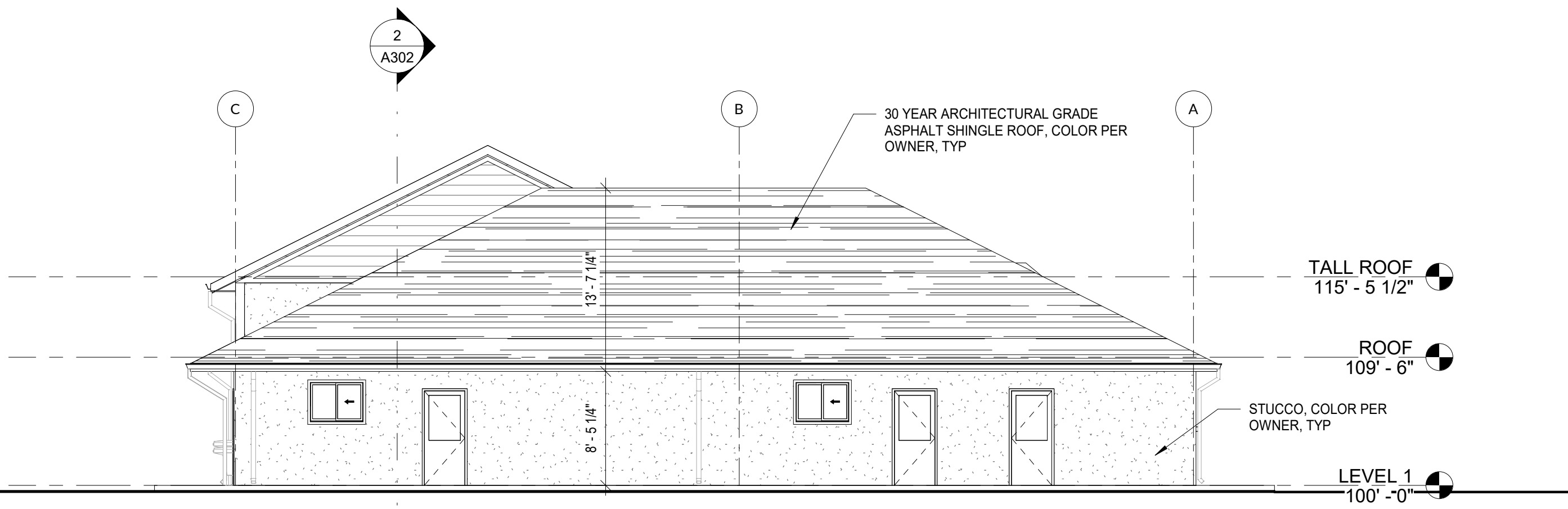
EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



MAIN ENTRY ELEVATION
1/8" = 1'-0"



EAST COLORED ELEVATION
1/8" = 1'-0"

2
A202



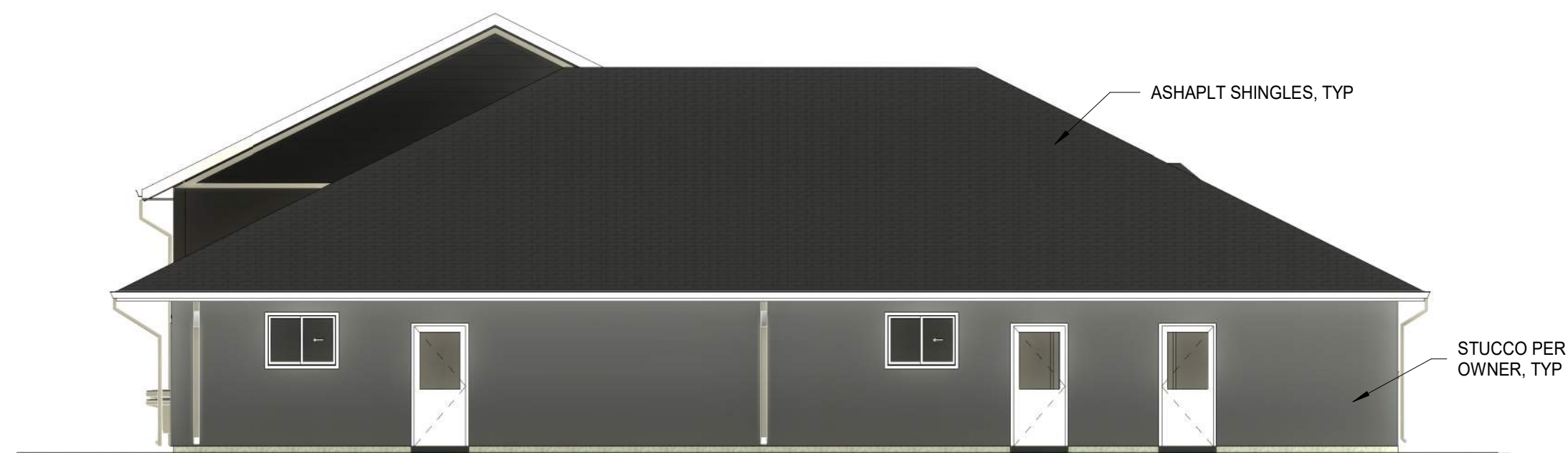
NORTH COLORED ELEVATION
1/8" = 1'-0"

4
A202



WEST COLORED ELEVATION
1/8" = 1'-0"

5
A202



SOUTH COLORED ELEVATION
1/8" = 1'-0"

1
A202



MAIN ENTRY COLORED ELEVATION
1/8" = 1'-0"

3
A202

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DATE DESCRIPTION

COLORED
ELEVATIONS

SHEET NUMBER:
A202



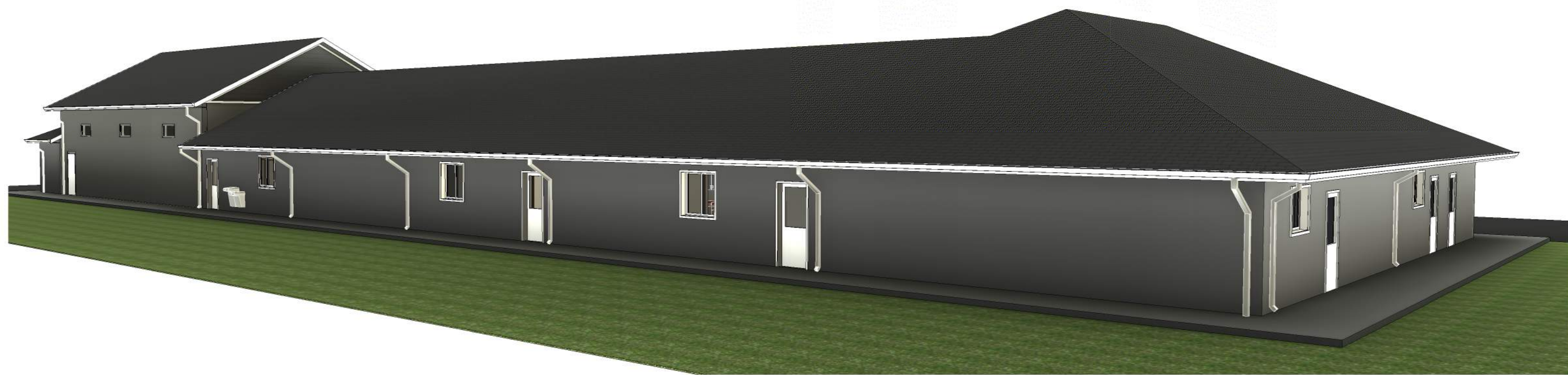
FRONT ISOMETRIC

3
A203



LEFT ISOMETRIC

2
A203



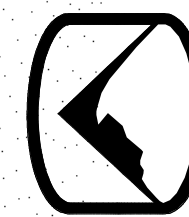
BACK ISOMETRIC

4
A203

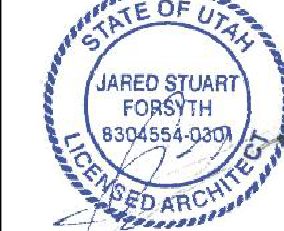


ENTRANCE ISOMETRIC

1
A203



SEAL:

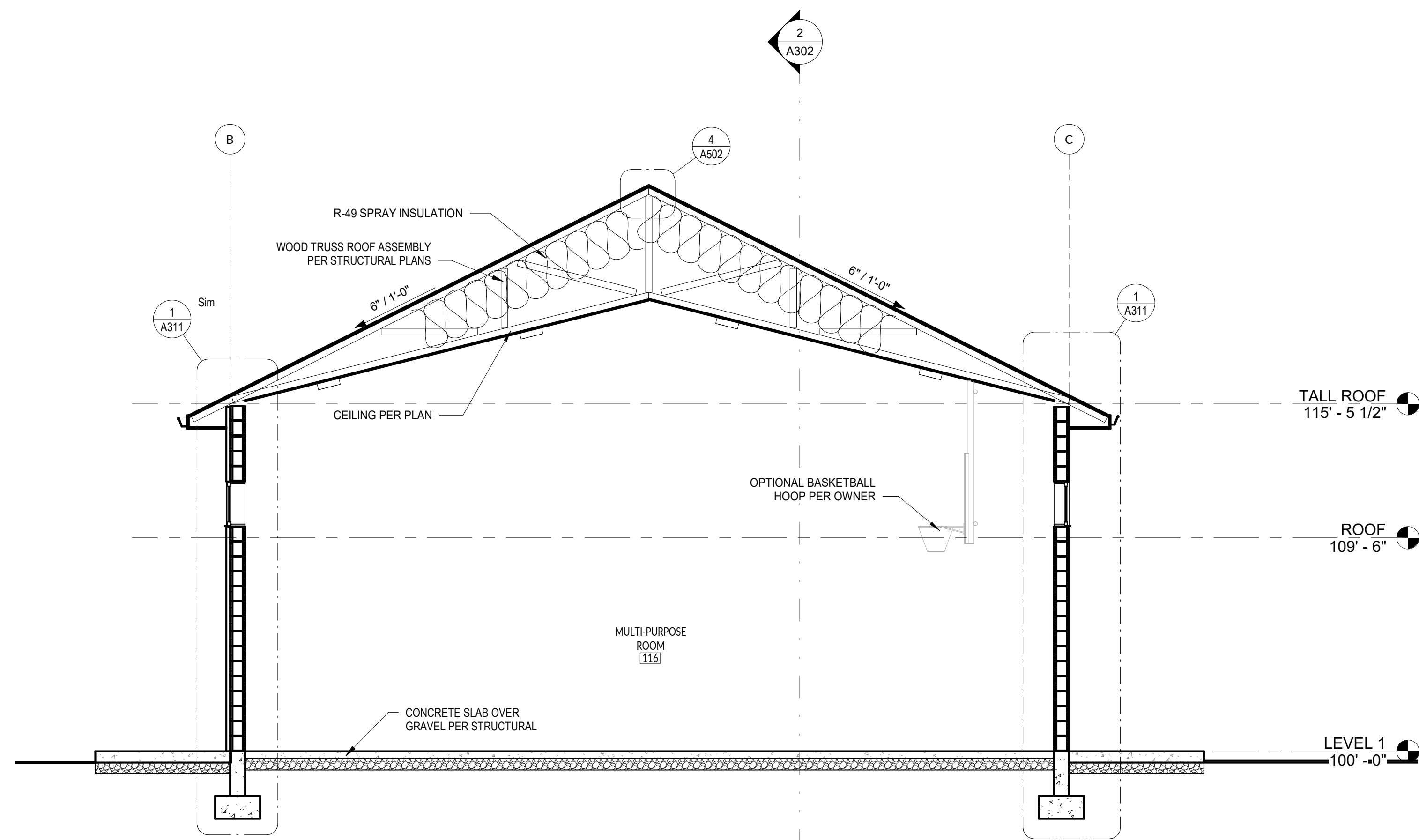


DATE: 11/17/2022
PROJECT: 22-228
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DATE DESCRIPTION

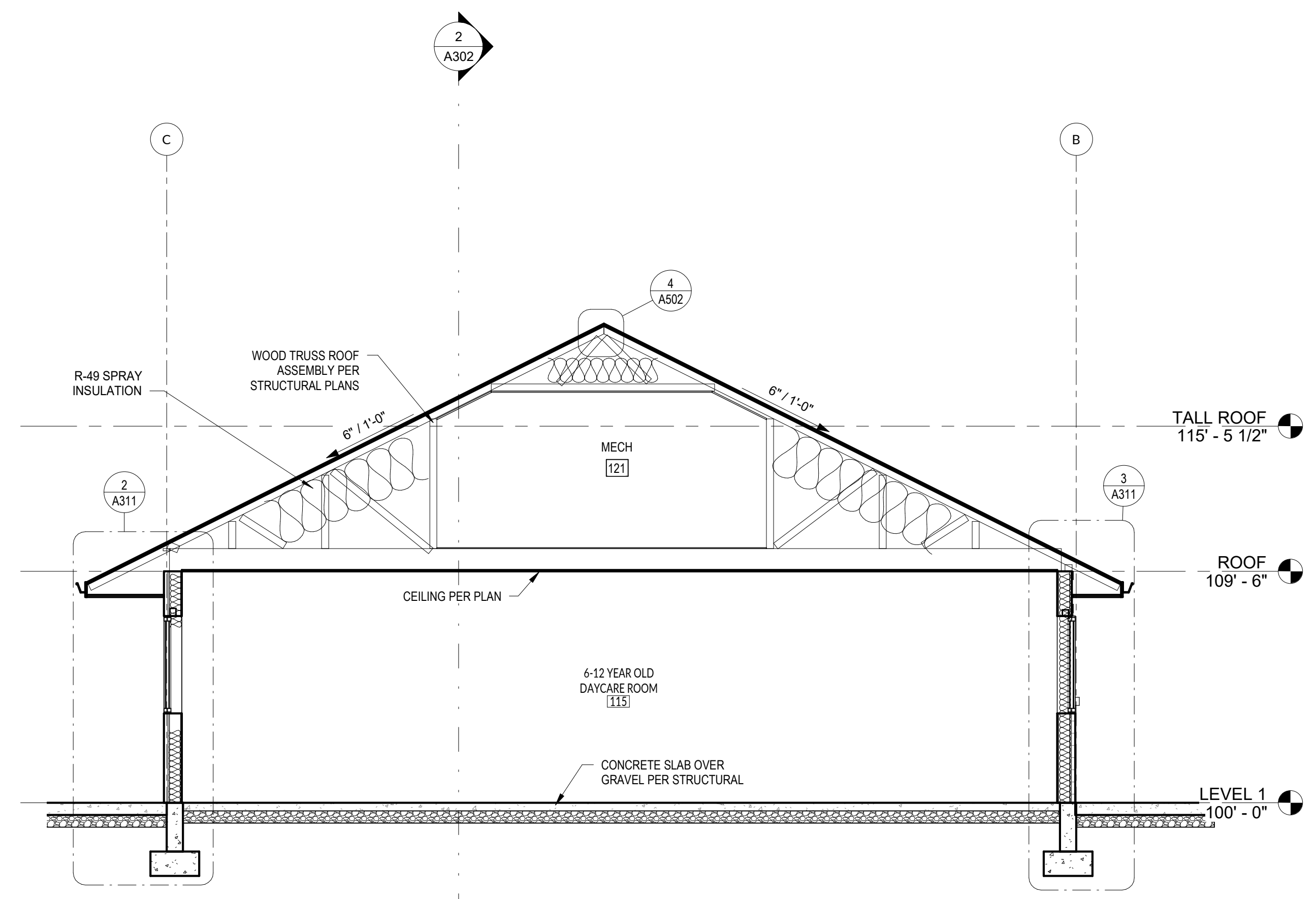
ISOMETRIC
ELEVATIONS

SHEET NUMBER:
A203



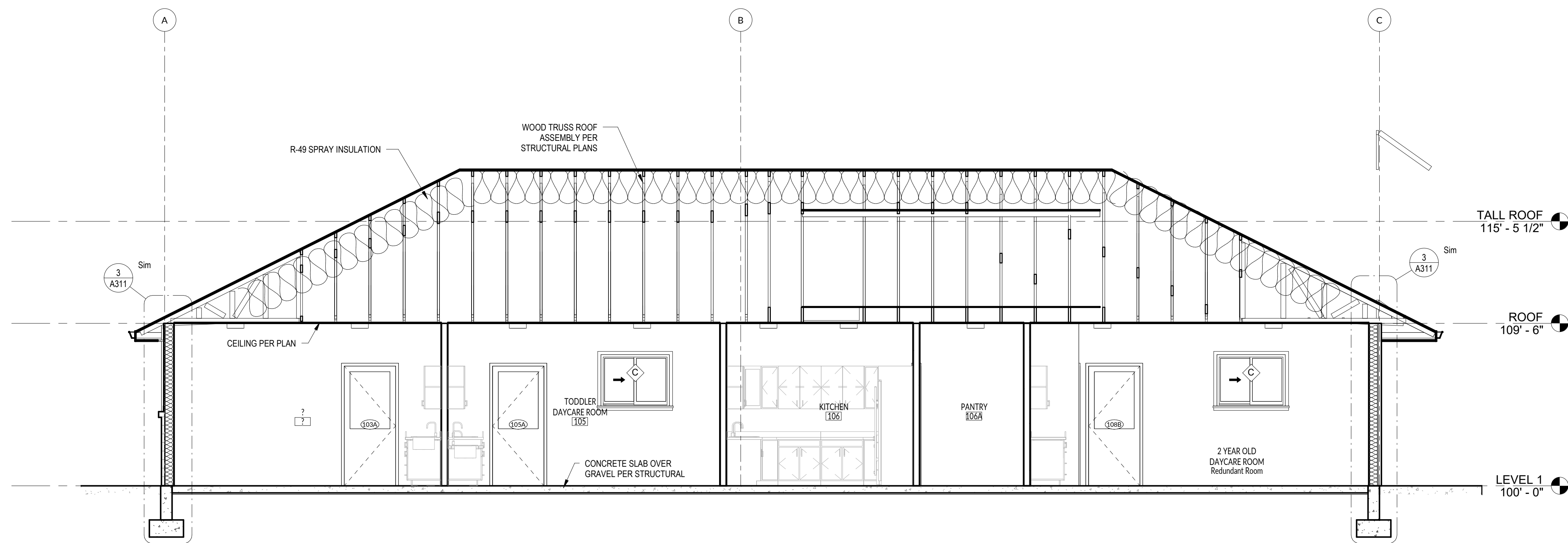
BUILDING SECTION
1/4" = 1'-0"

1
A301



BUILDING SECTION
1/4" = 1'-0"

2
A301



BUILDING SECTION
1/4" = 1'-0"

3
A301

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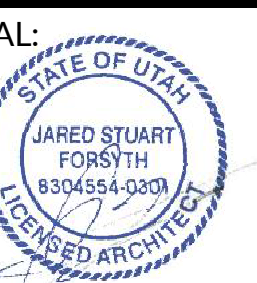


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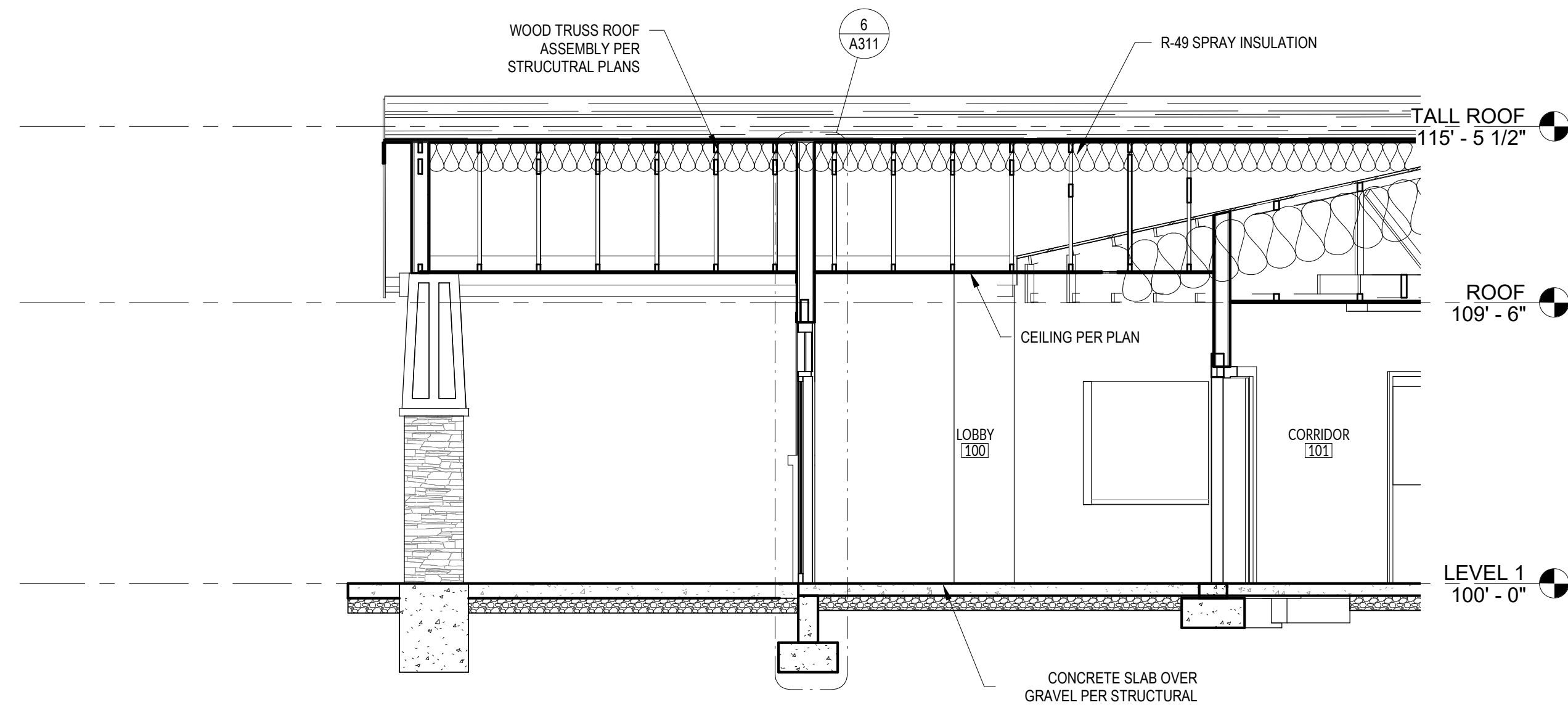
REVISIONS

#	DATE	DESCRIPTION

BUILDING
SECTIONS

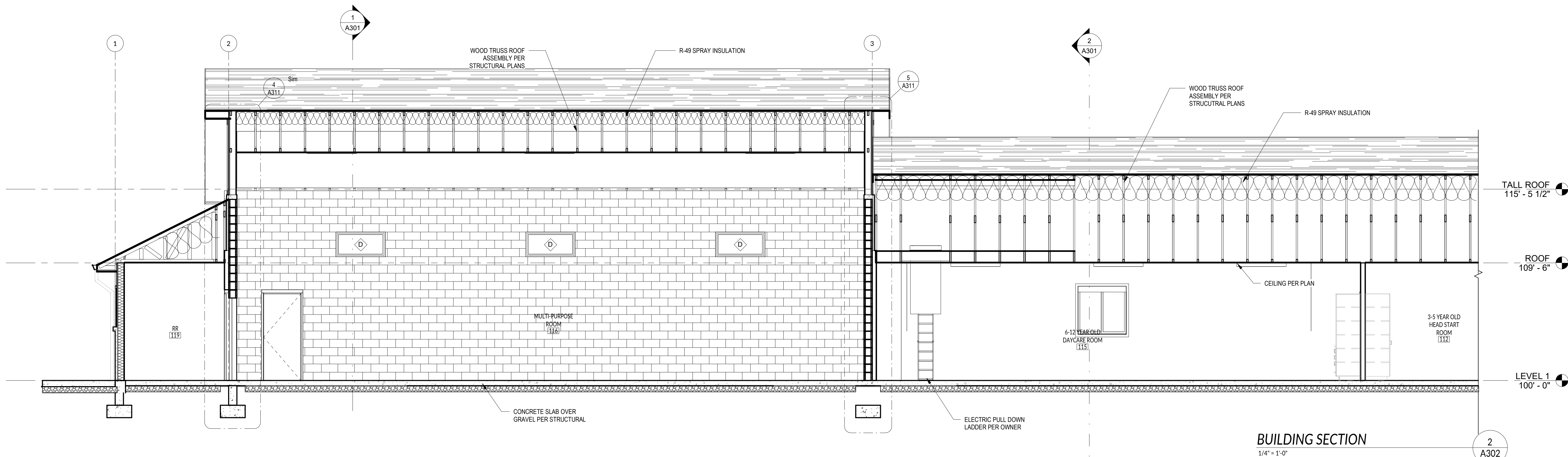
SHEET NUMBER:

A301



BUILDING SECTION
1/4" = 1'-0"

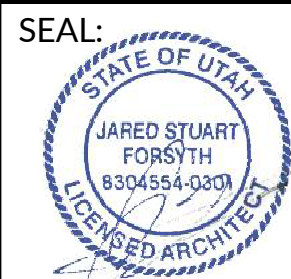
1
A302



BUILDING SECTION
1/4" = 1'-0"

2
A302

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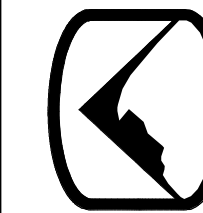
DATE: 11/17/2022
PROJECT: 22-228
MANAGER: CJ

REVISIONS		
#	DATE	DESCRIPTION

**BUILDING
SECTIONS**

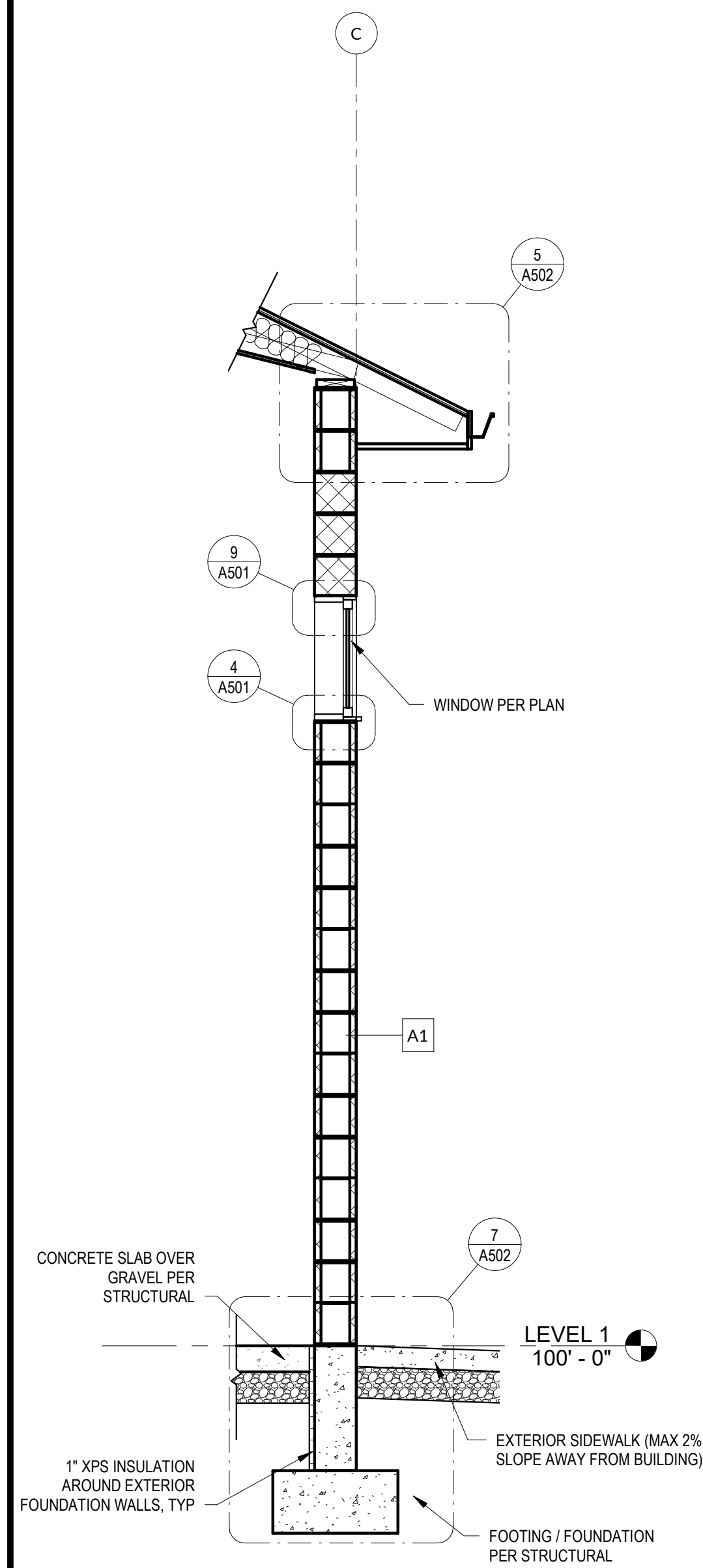
SHEET NUMBER:
A302

**SILVERPEAK
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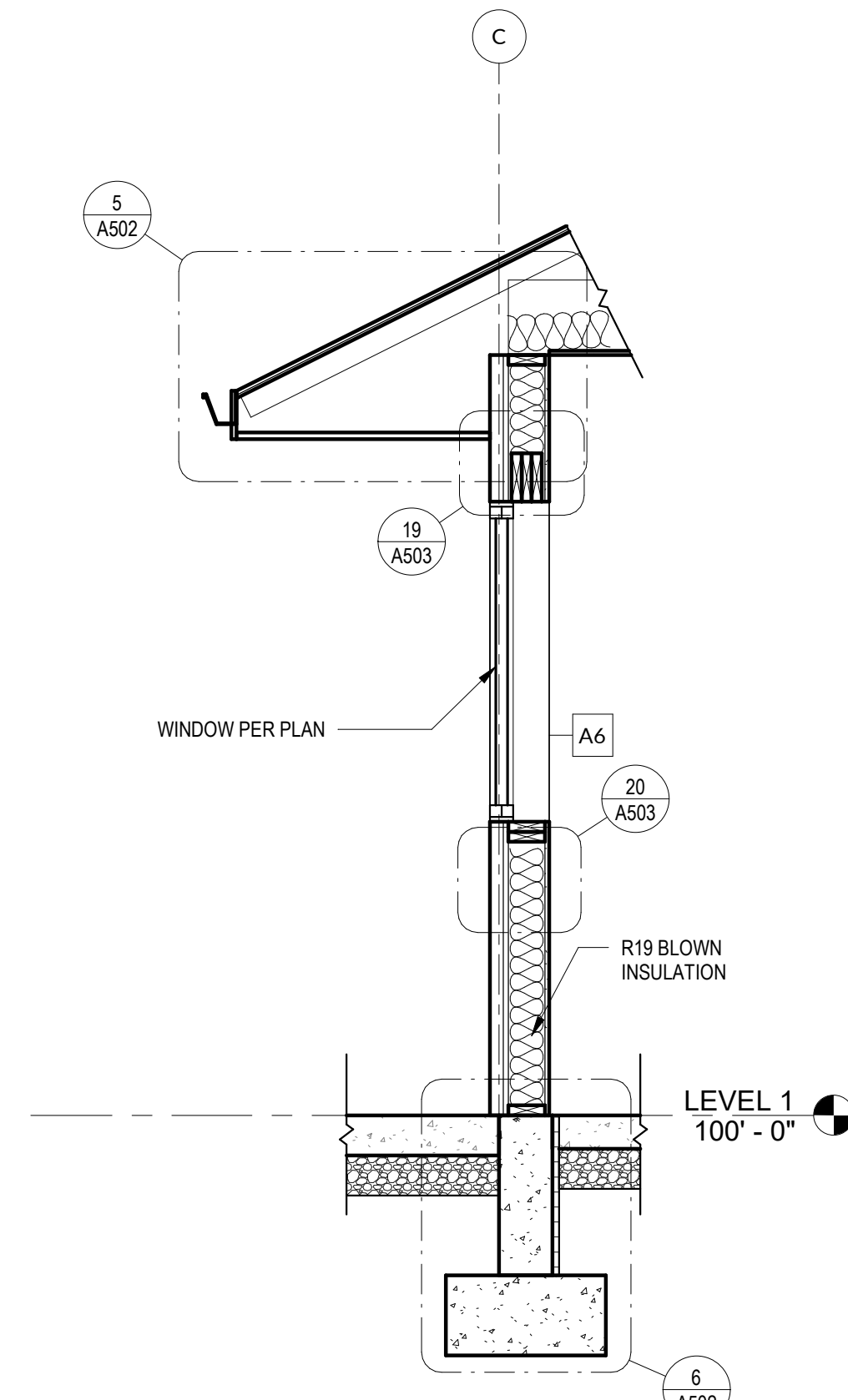


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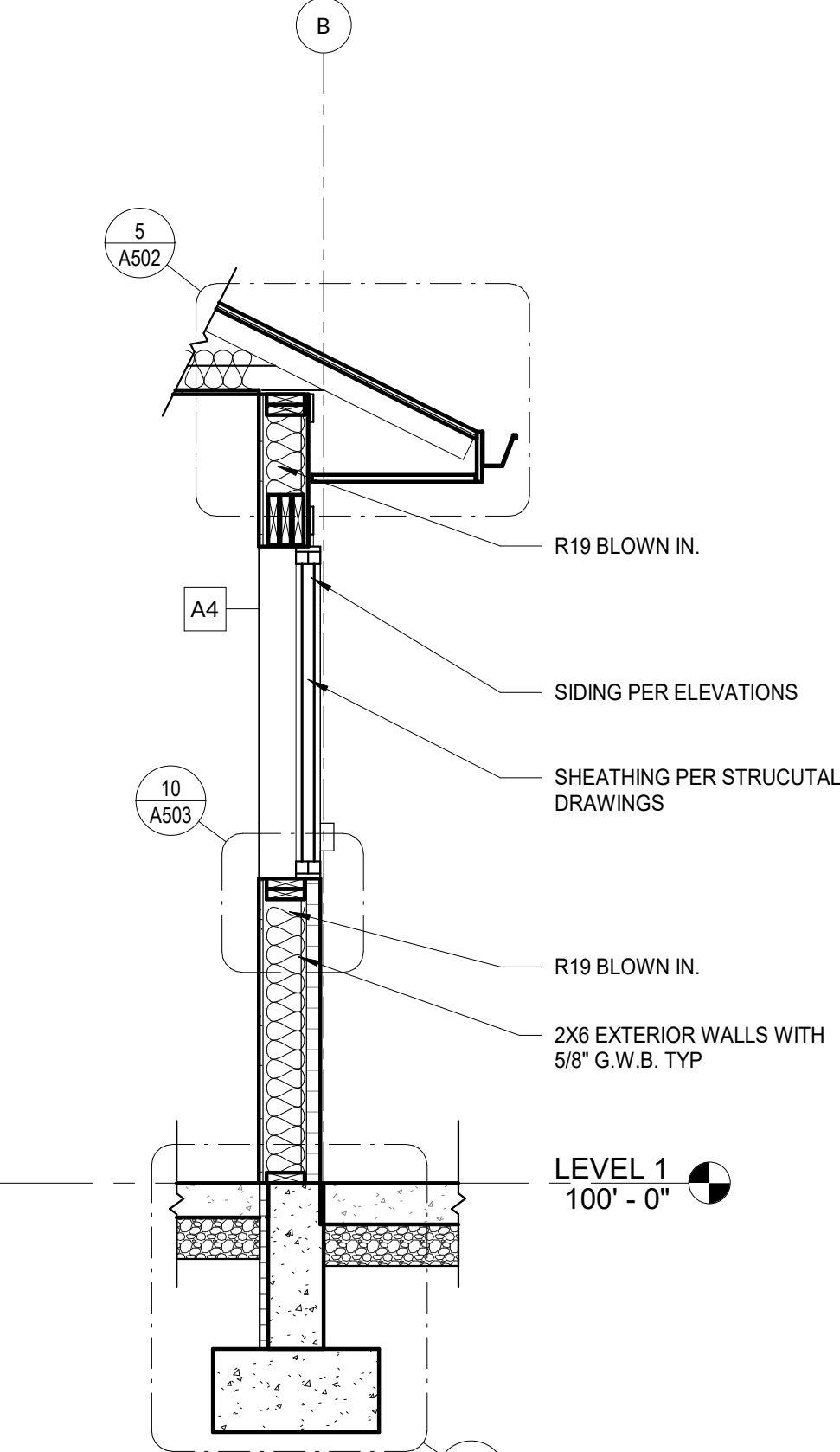
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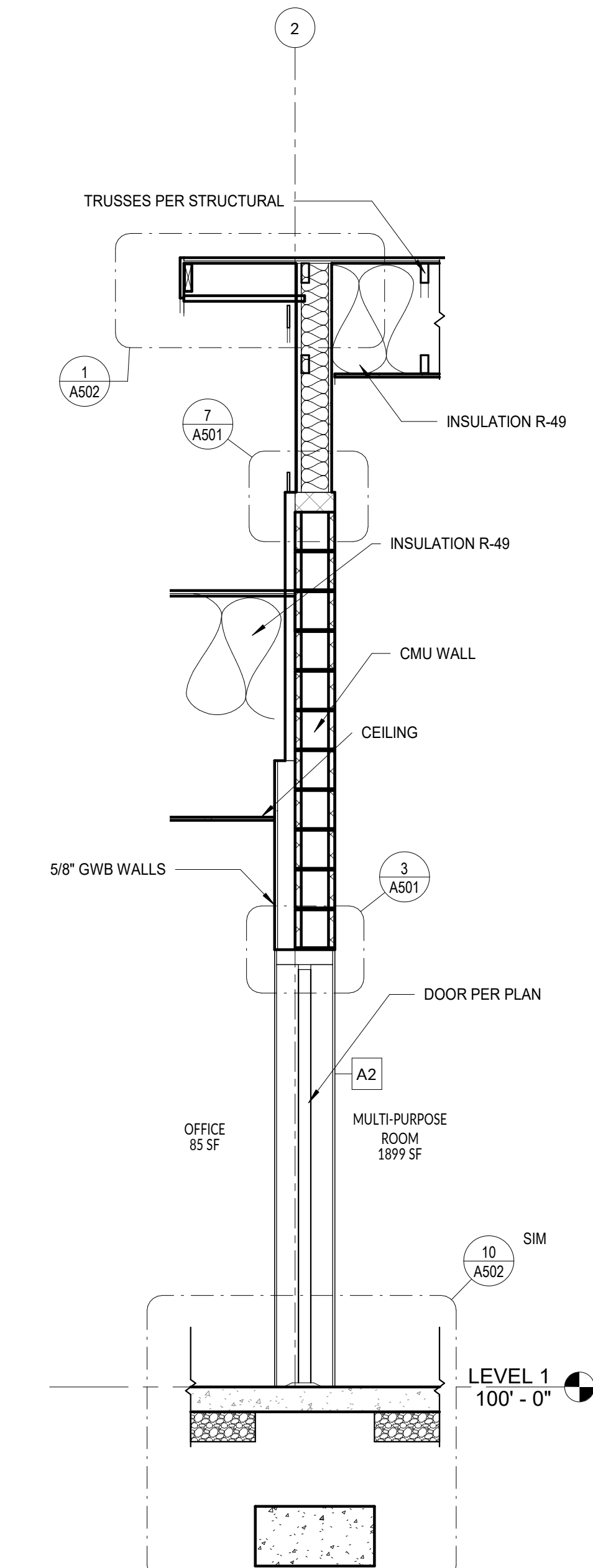
WALL SECTION
1/2" = 1'-0"



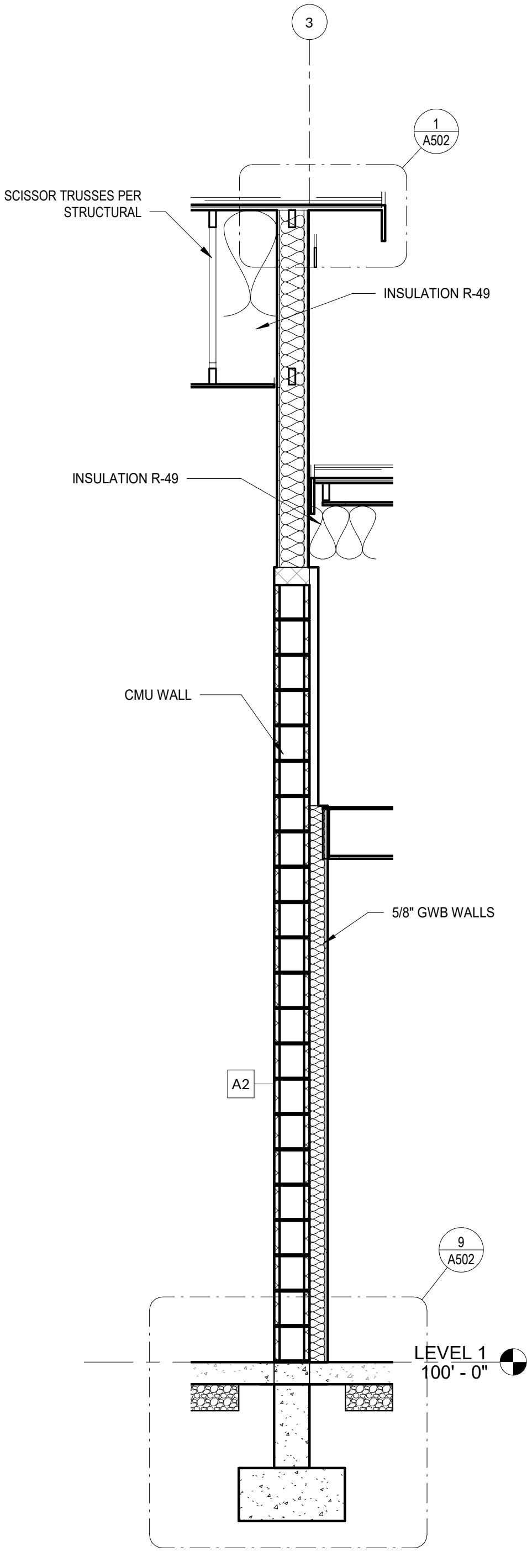
WALL SECTION
1/2" = 1'-0"



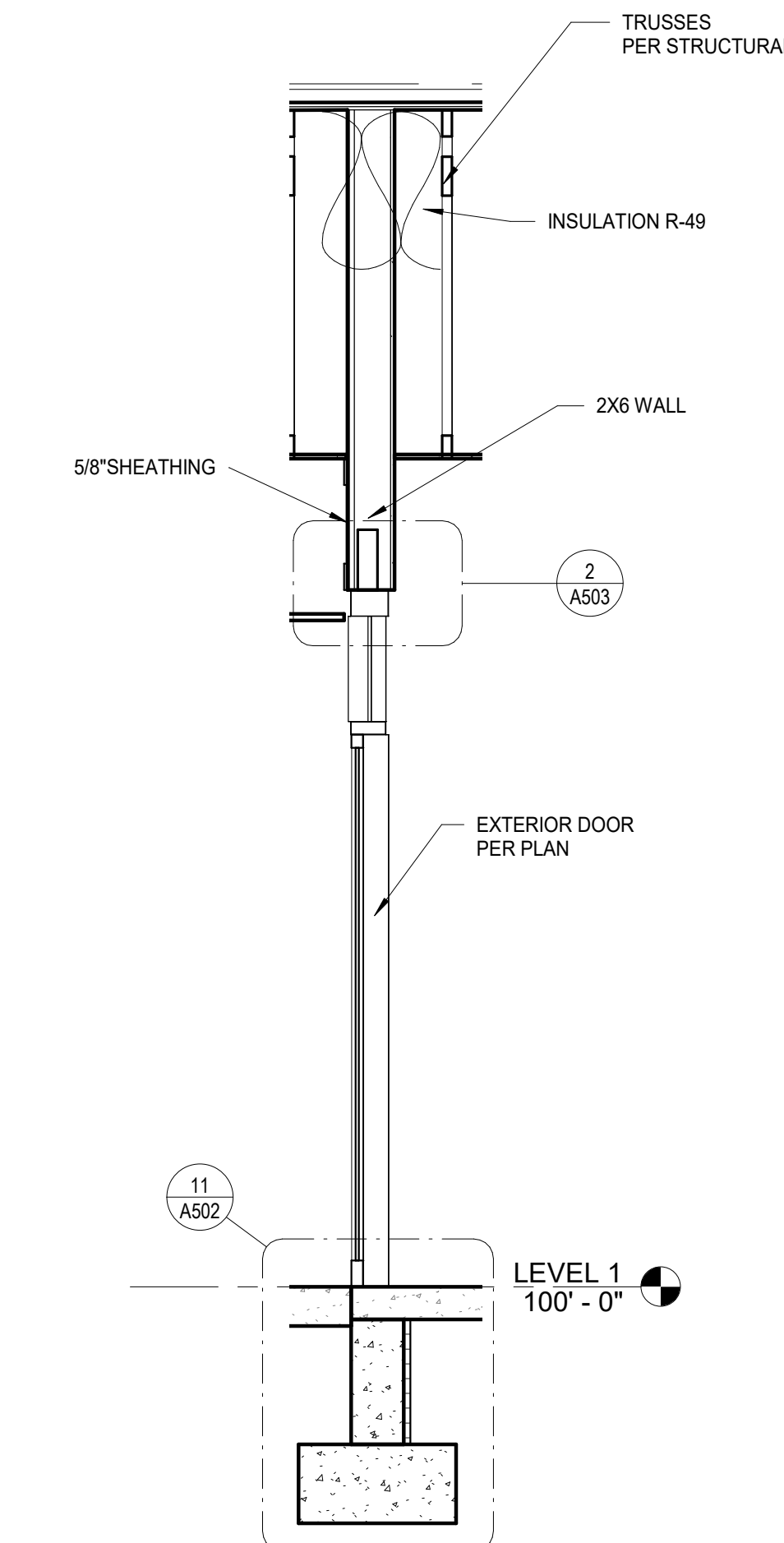
WALL SECTION
1/2" = 1'-0"



WALL SECTION
1/2" = 1'-0"

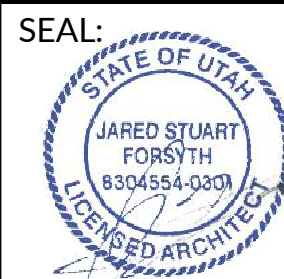


WALL SECTION
1/2" = 1'-0"



WALL SECTION
1/2" = 1'-0"

KIDZ TOWN
2301 N HWY 89
PLEASANT VIEW, UTAH

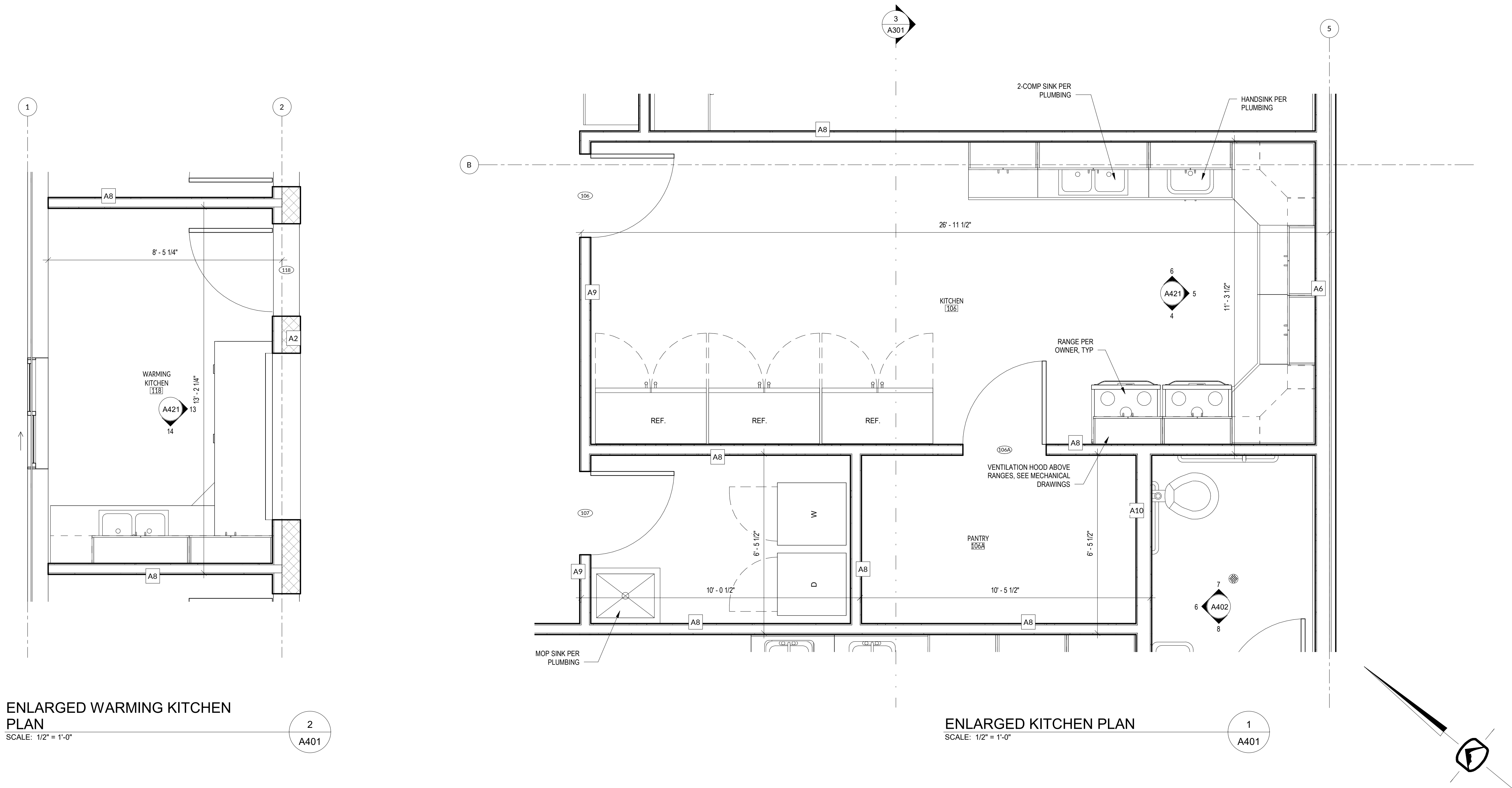


DATE: 11/17/2022
PROJECT: 22-228
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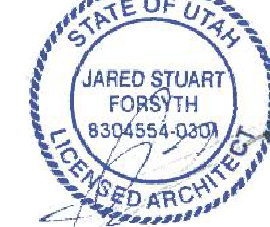
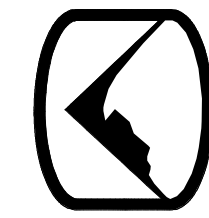
#	DATE	DESCRIPTION

WALL SECTIONS

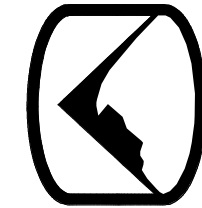
SHEET NUMBER:
A311



- NOTE:**
1. PROVIDE SOAP DISPENSER & PAPER TOWEL DISPENSER FOR KITCHEN HANDWASHING SINK(S).
 2. PROVIDE SIGN NEAR HANDWASHING SINK THAT STATES "EMPLOYEES MUST WASH HANDS BEFORE RETURNING TO WORK"
 3. ALL FOOD EQUIPMENT MUST BE RATED NSF OR EQUIVALENT. THIS INCLUDES PROCESSING AND PREPARATION EQUIPMENT, WARE WASHING EQUIPMENT, STORAGE CONTAINERS AND UTENSILS.
 4. SHELVES AND/OR DUNNAGE RACKS WILL BE REQUIRED TO STORE FOOD AND SINGLE SERVICE ITEMS 6" OFF THE FLOOR (MIN.)

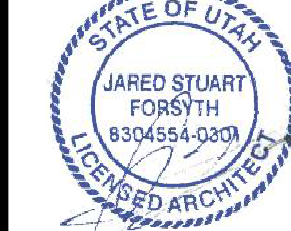


- ENLARGED RESTROOM PLAN GENERAL NOTES:
1. TOILET ROOMS USED BY FEMALES AGE 9 OR OLDER MUST HAVE AT LEAST ONE CONVENIENTLY LOCATED COVERED WASTE RECEPTACLE.
 2. PROVIDE BLOCKING IN WALL FOR ALL RESTROOM ACCESSORIES
 3. AN EASILY CLEANABLE WASTE CONTAINER SHALL BE PROVIDED AND MAINTAINED IN EACH TOILET ROOM.
 4. HAND CLEANING SOAP SHALL BE CONVENIENTLY LOCATED NEAR EACH HANDWASHING SINK.
 5. DISPOSABLE SANITARY TOWELS SHALL BE PROVIDED IN A PROTECTIVE DISPENSER THAT DISPENSES ONE TOWEL AT A TIME OR A FORCED-AIR MECHANICAL HAND-DRYING DEVICE PROVIDING HEAT AIR CONVENIENTLY LOCATED NEAR HANDWASHING SINKS.
 6. DRINKING FOUNTAINS SHALL PROVIDE A WATER STREAM OF AT LEAST 2-INCH ARCH INTO THE BASIN.
 7. ALL SINGLE-USER RESTROOMS SHALL BE IDENTIFIED AS UNISEX RESTROOMS WITH SIGN 3/A502
 8. PROVIDE SIGN NEAR HANDWASHING SINK THAT STATES "EMPLOYEES MUST WASH HANDS BEFORE RETURNING TO WORK"



KIDZ TOWN
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PLEASANT VIEW, UTAH

SEAL:



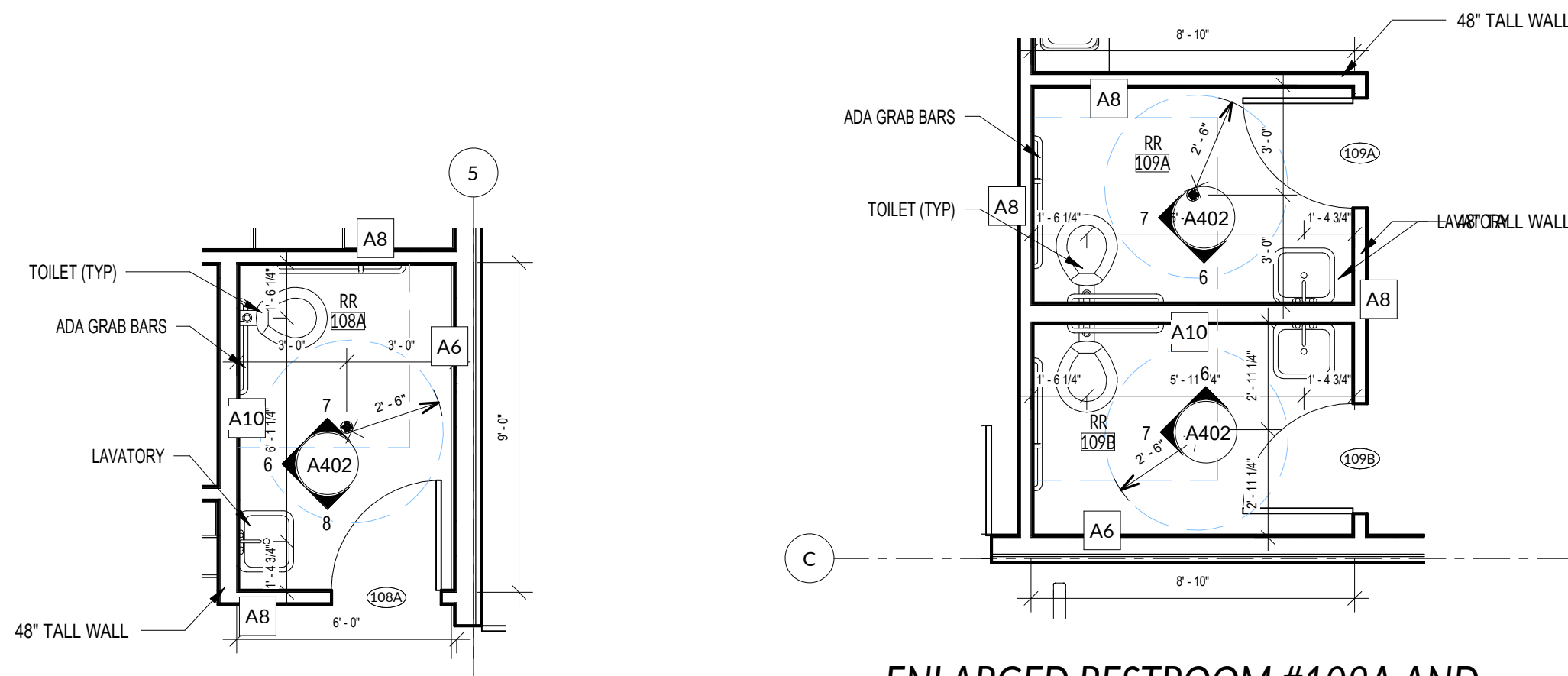
DATE: 11/17/2022
PROJECT: 22-228
MANAGER: CJ

REVISIONS		
#	DATE	DESCRIPTION

ENLARGED
RESTROOMS

SHEET NUMBER:

A402

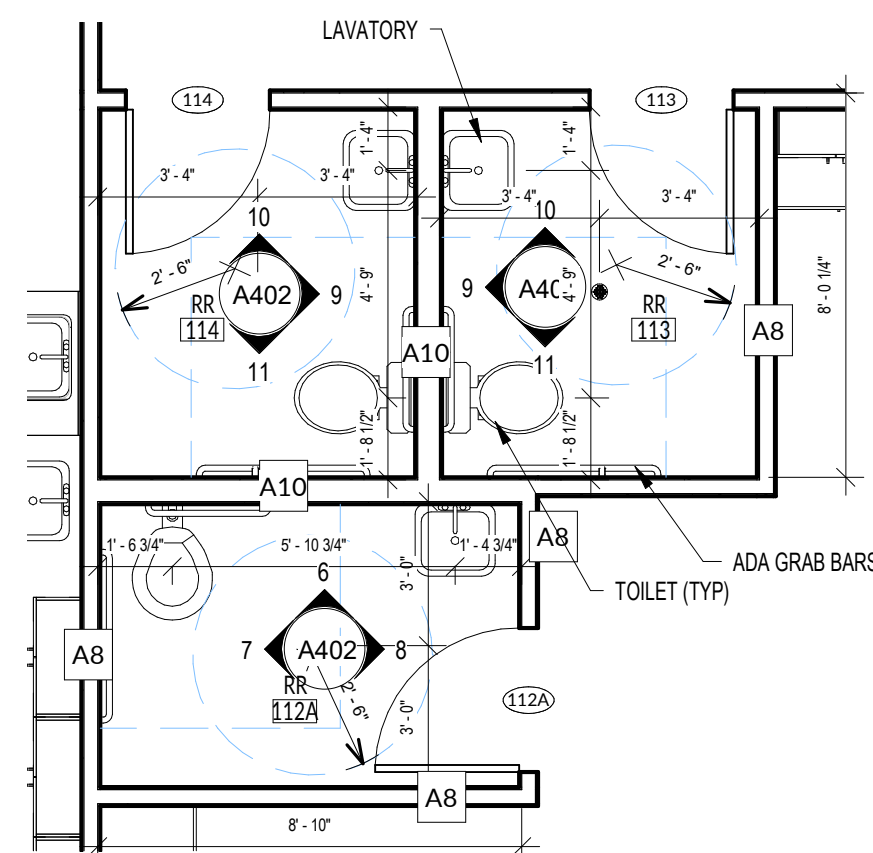


ENLARGED STROOM #108A
1/4" = 1'-0"

1
A402

ENLARGED RESTROOM #109A AND
#109B
1/4" = 1'-0"

2
A402



ENLARGED RESTROOMS #112A,
#113, AND #114
1/4" = 1'-0"

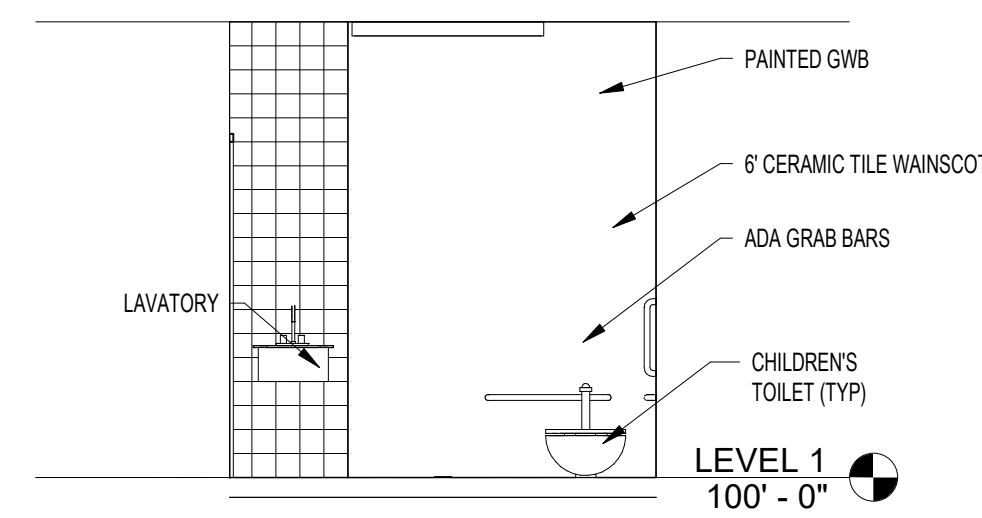
3
A402

ENLARGED RESTROOM #115A
1/4" = 1'-0"

4
A402

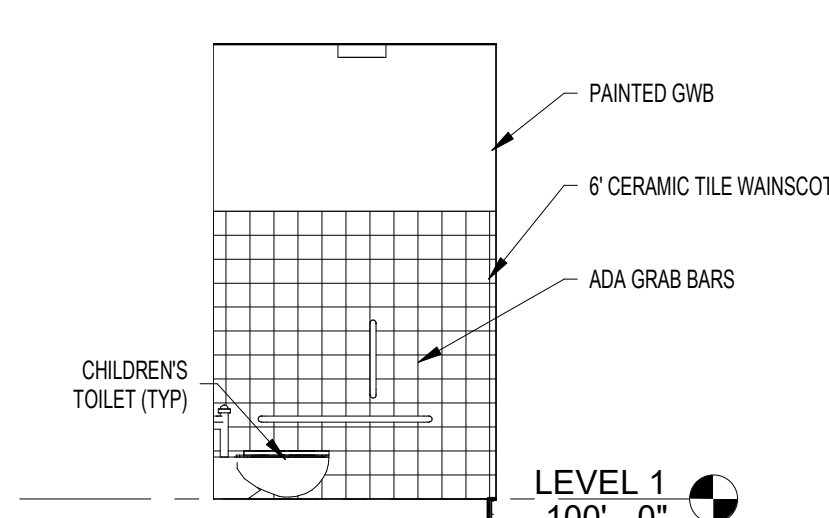
ENLARGED RESTROOM #119 AND
#120
1/4" = 1'-0"

5
A402



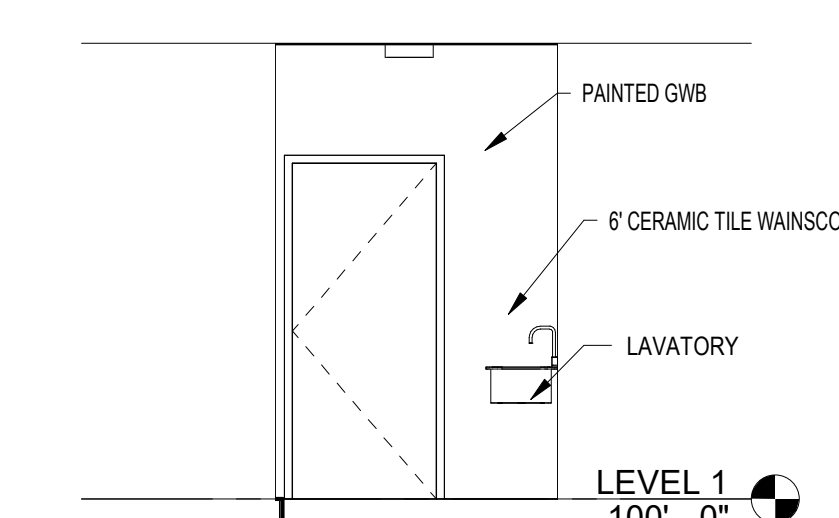
TYPICAL CHILDREN'S RESTROOM
1/4" = 1'-0"

6
A402



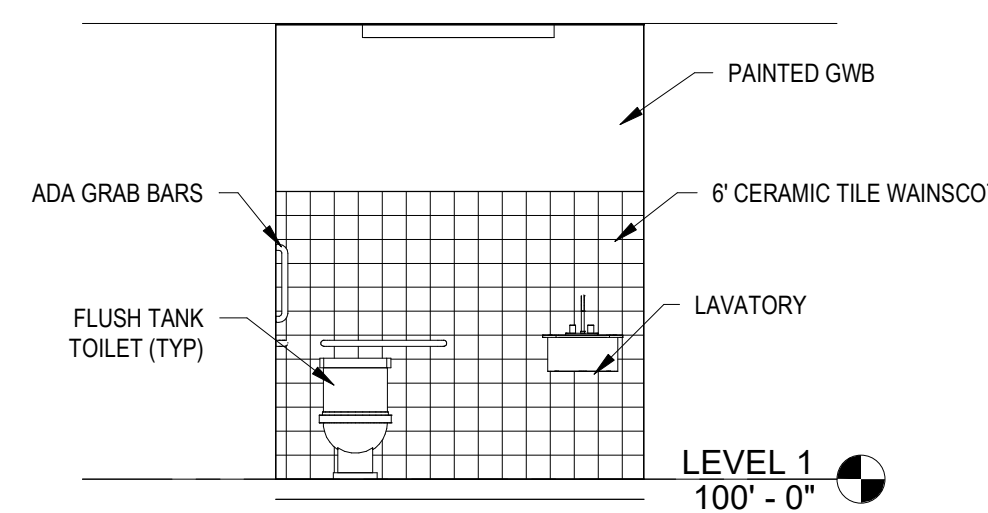
TYPICAL CHILDREN'S RESTROOM
1/4" = 1'-0"

7
A402



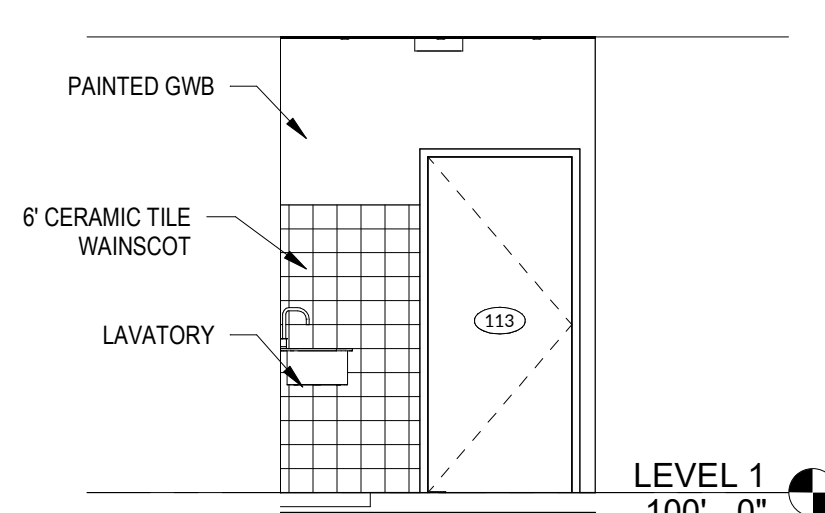
TYPICAL CHILDREN'S RESTROOM
1/4" = 1'-0"

8
A402



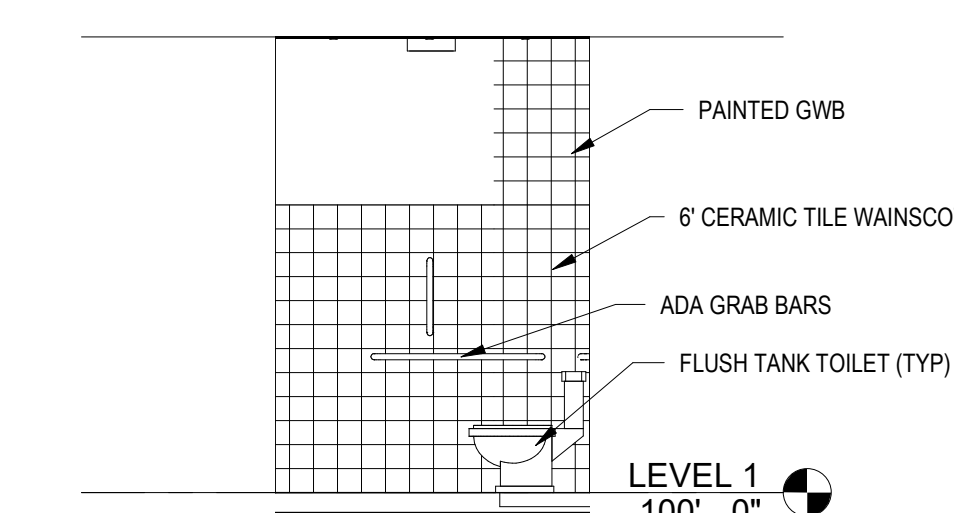
TYPICAL RESTROOM ELEVATION
1/4" = 1'-0"

9
A402



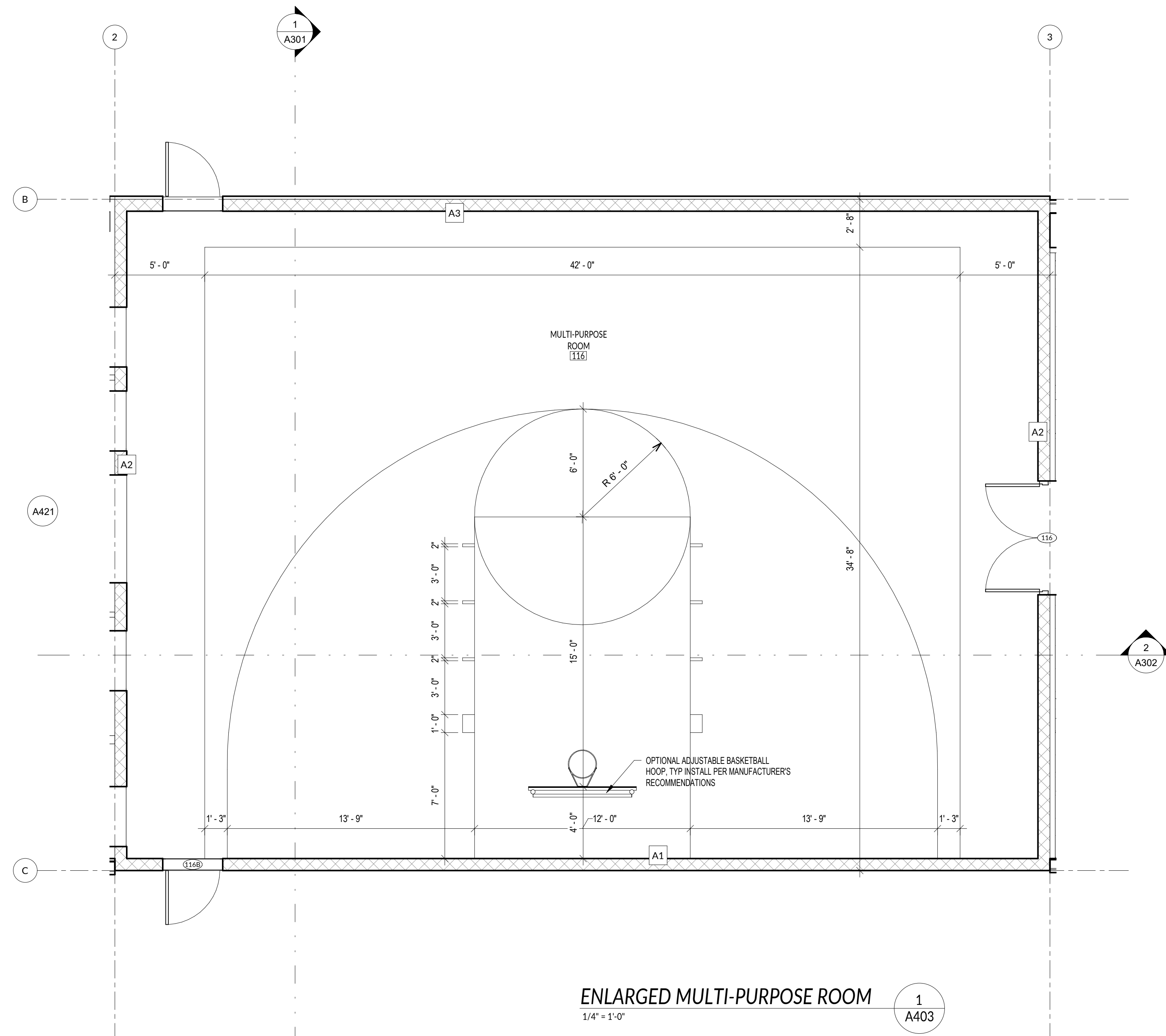
TYPICAL RESTROOM ELEVATION
1/4" = 1'-0"

10
A402



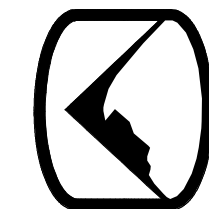
TYPICAL RESTROOM ELEVATION
1/4" = 1'-0"

11
A402

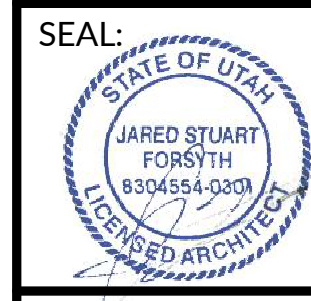


ENLARGED MULTI-PURPOSE ROOM
1/4" = 1'-0"

1
A403



KIDZ TOWN
2301 N HWY 89
PLEASANT VIEW, UTAH

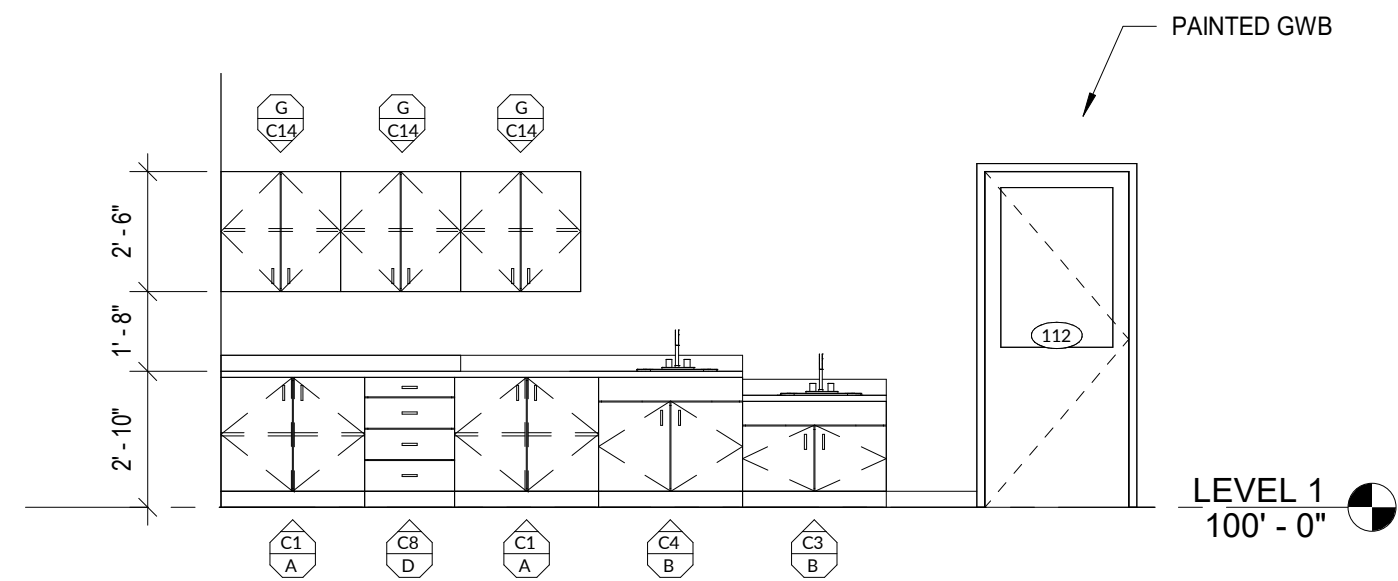


DATE: 11/17/2022
PROJECT: 22-228
MANAGER: CJ

REVISIONS		
#	DATE	DESCRIPTION

ENLARGED
MULTI-PURPOSE
ROOM

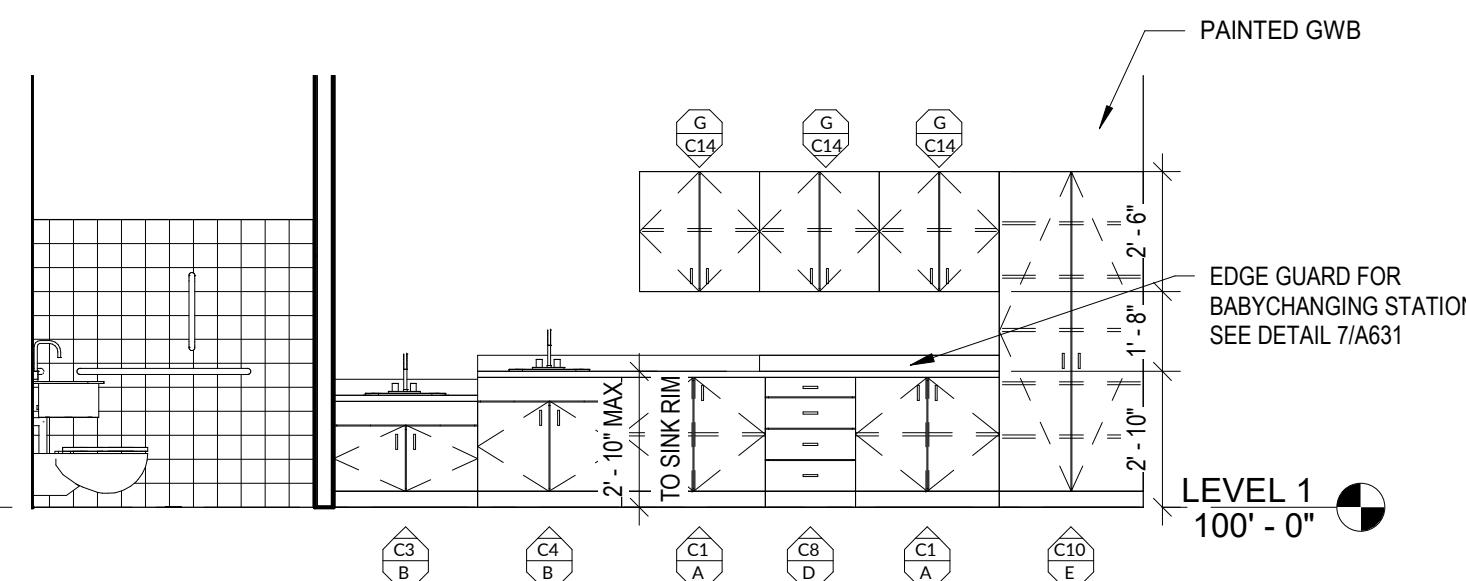
SHEET NUMBER:
A403



3-5 YEAR OLD INTERIOR ELEVATION

1/4" = 1'-0"

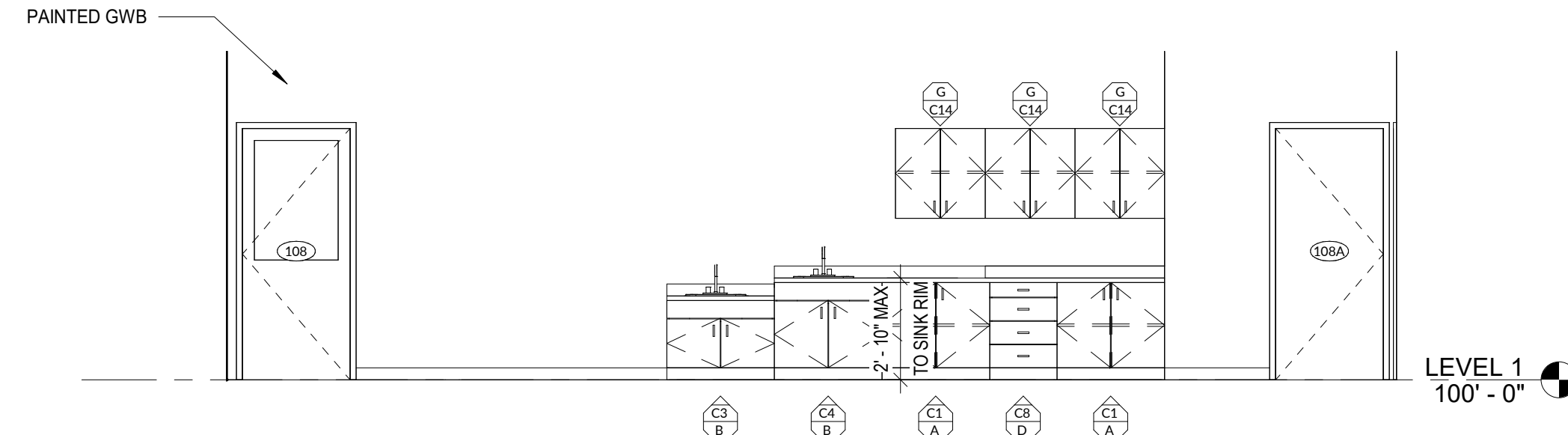
1 A421



3-5 YEAR OLD INTERIOR ELEVATION

1/4" = 1'-0"

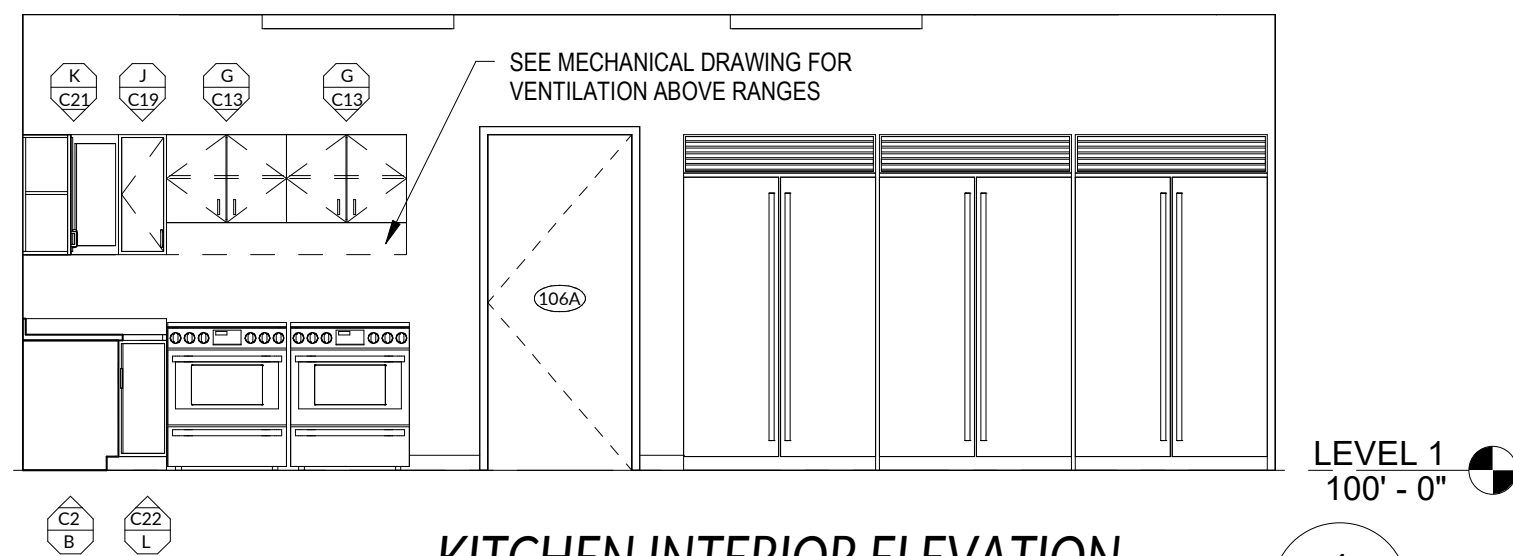
2 A421



2 YEAR OLD DAYCARE ELEVATION

1/4" = 1'-0"

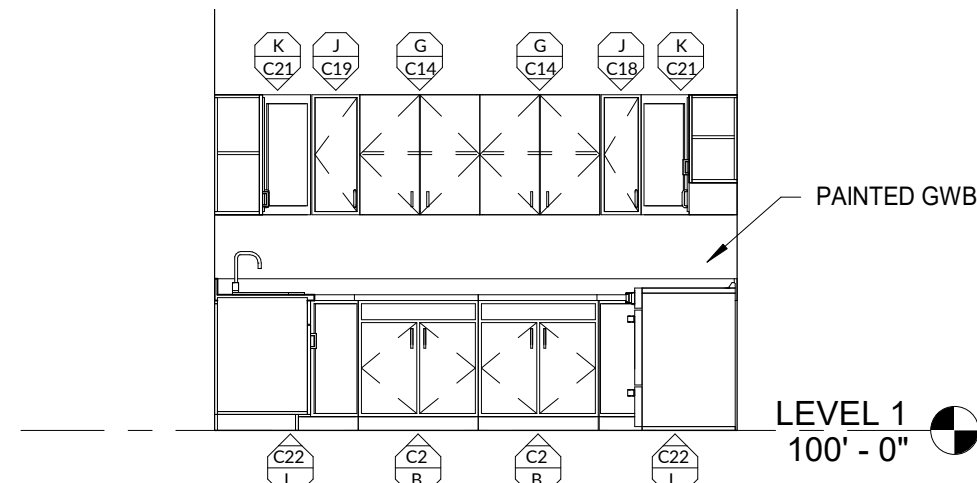
3 A421



KITCHEN INTERIOR ELEVATION

1/4" = 1'-0"

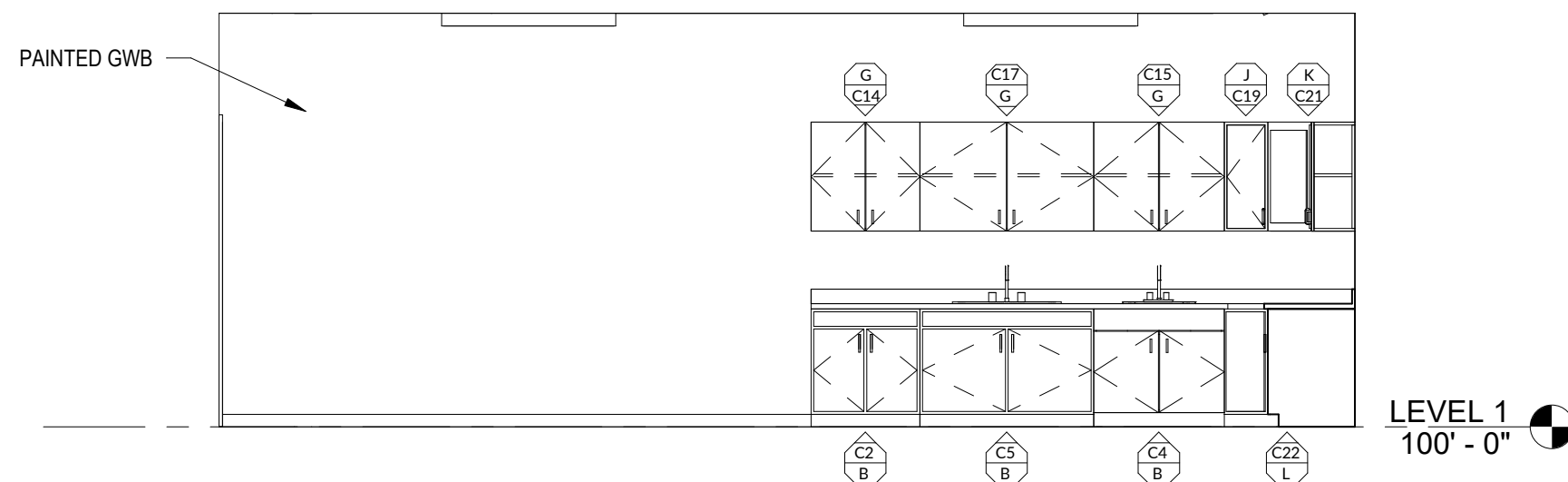
4 A421



KITCHEN INTERIOR ELEVATION

1/4" = 1'-0"

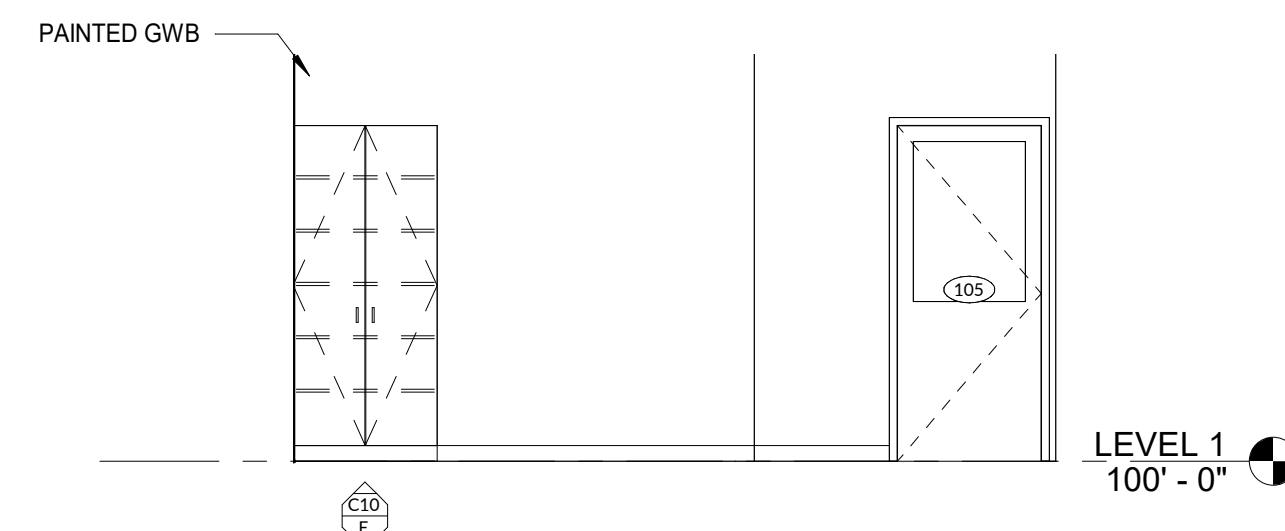
5 A421



KITCHEN INTERIOR ELEVATION

1/4" = 1'-0"

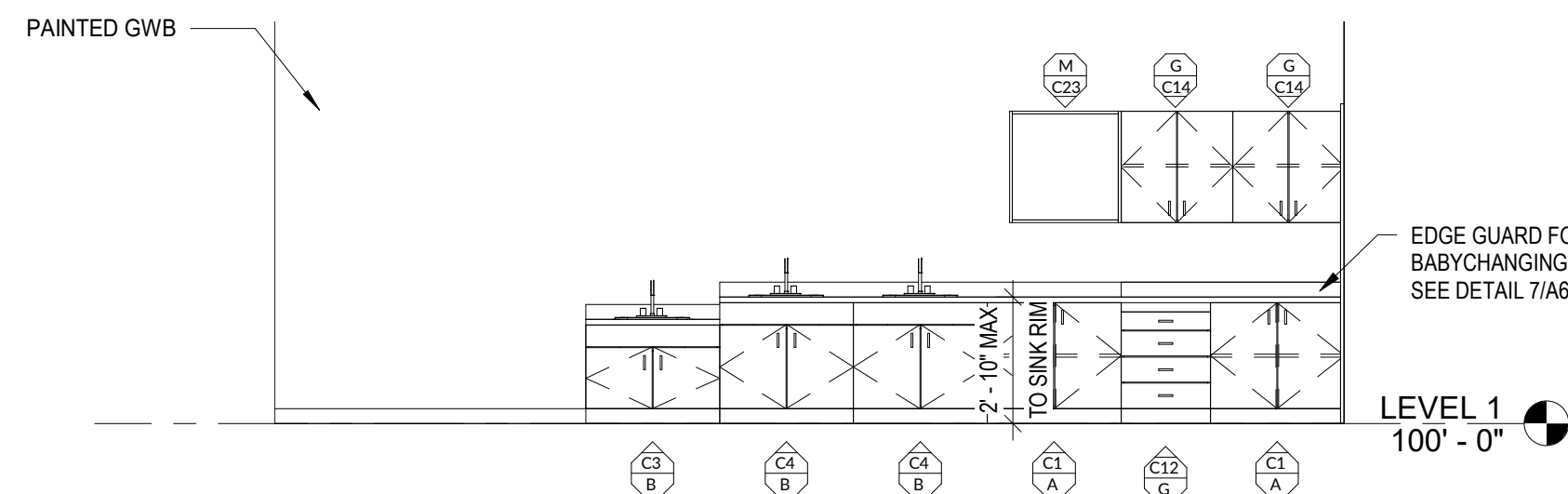
6 A421



TODDLER DAYCARE ELEVATION

1/4" = 1'-0"

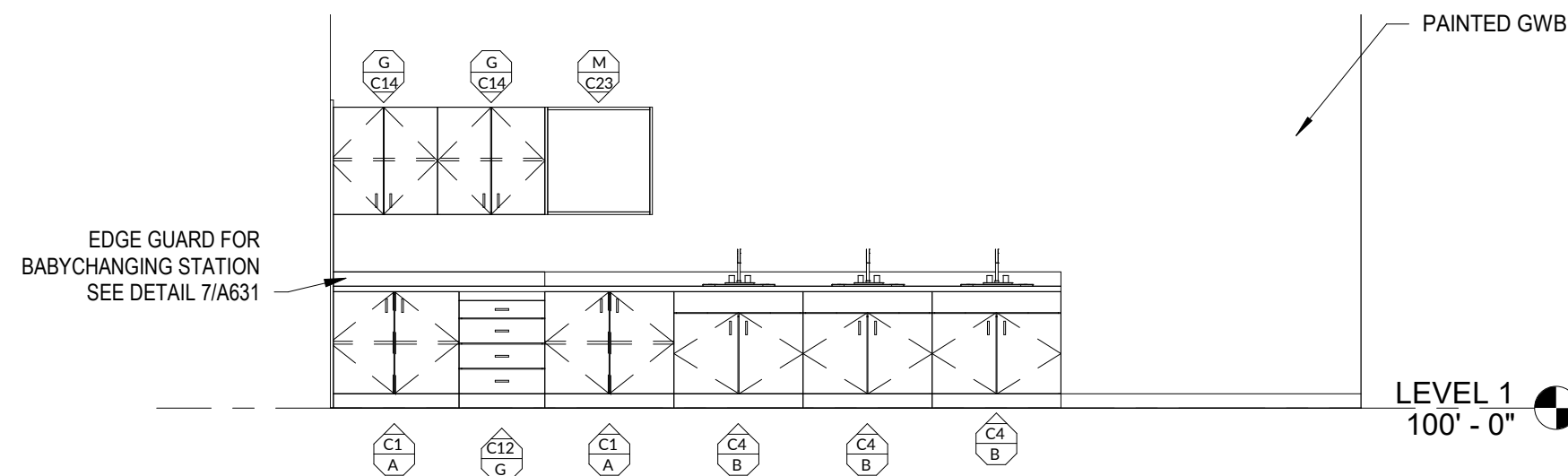
7 A421



TODDLER DAYCARE ELEVATION

1/4" = 1'-0"

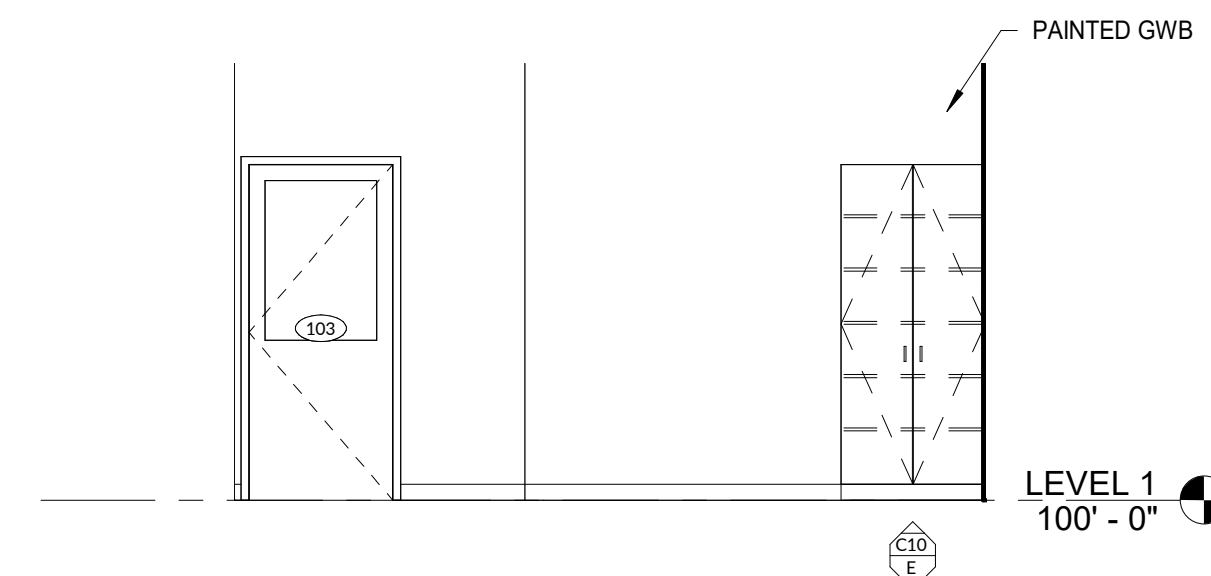
8 A421



INFANT DAYCARE ELEVATION

1/4" = 1'-0"

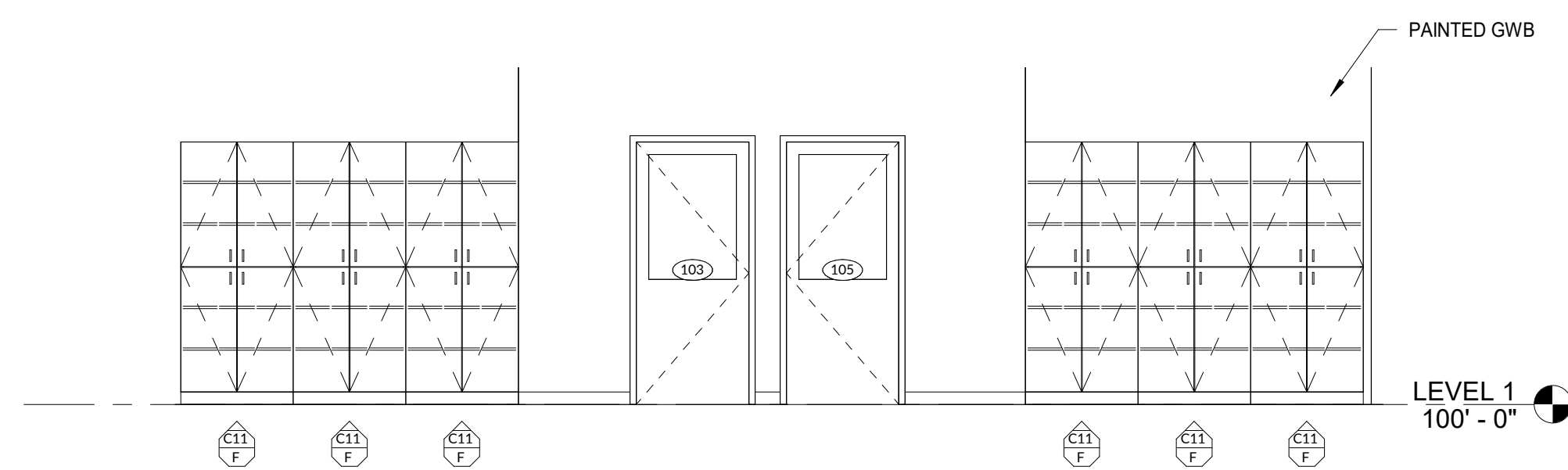
9 A421



INFANT DAYCARE ELEVATION

1/4" = 1'-0"

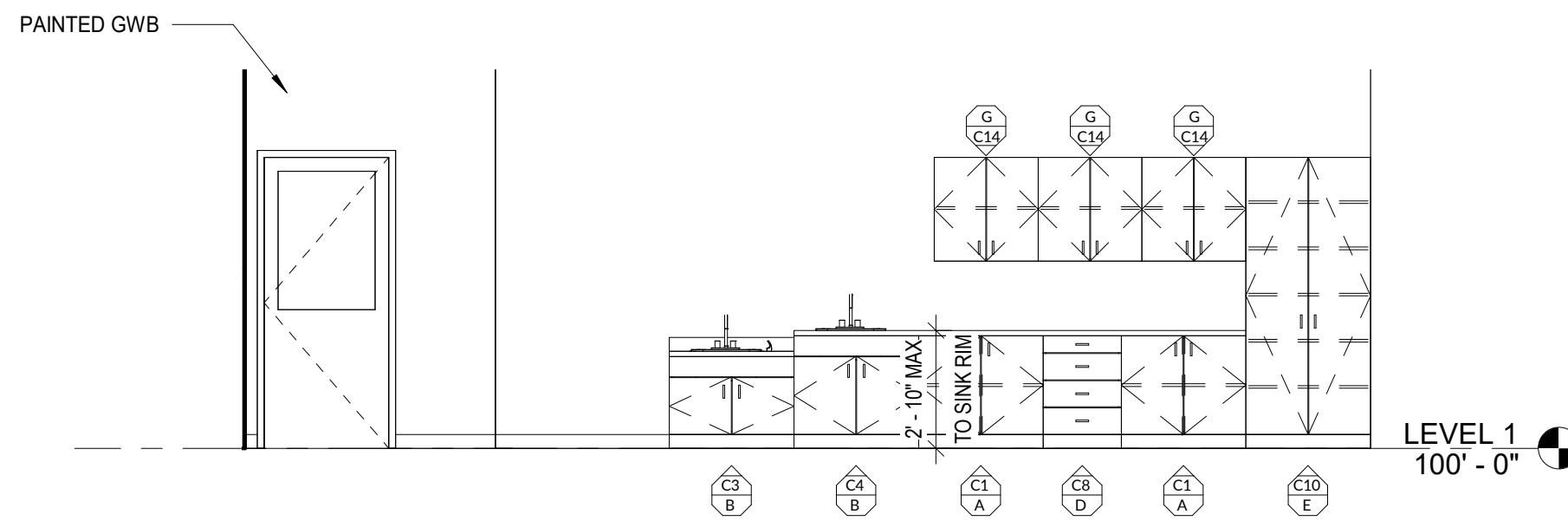
10 A421



CORRIDOR INTERIOR ELEVATION

1/4" = 1'-0"

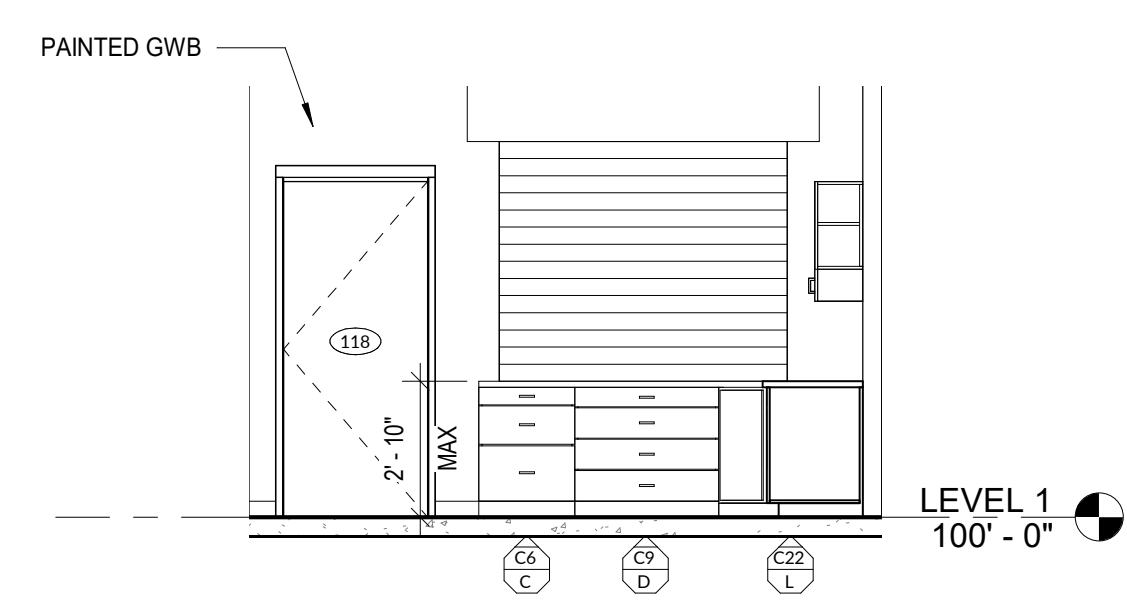
11 A421



6-12 YEAR OLD INTERIOR ELEVATION

1/4" = 1'-0"

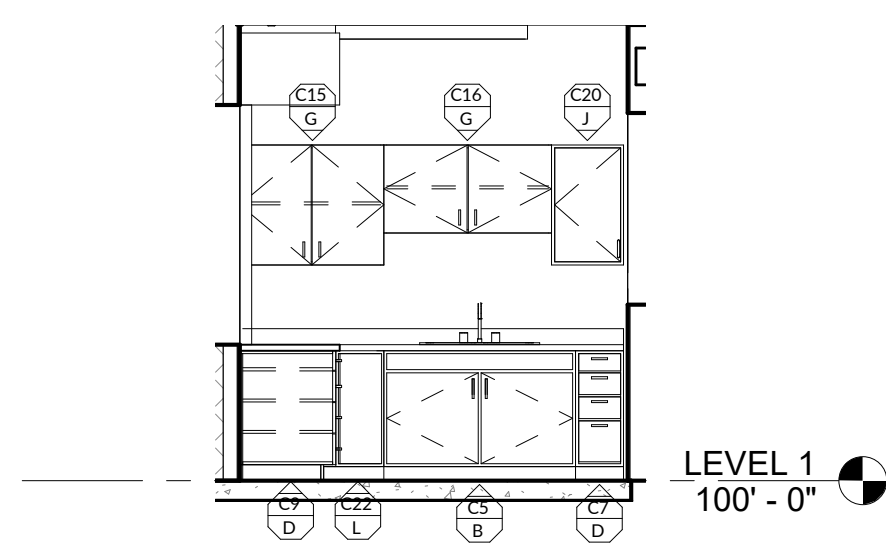
12 A421



WARMING KITCHEN INTERIOR ELEVATION

1/4" = 1'-0"

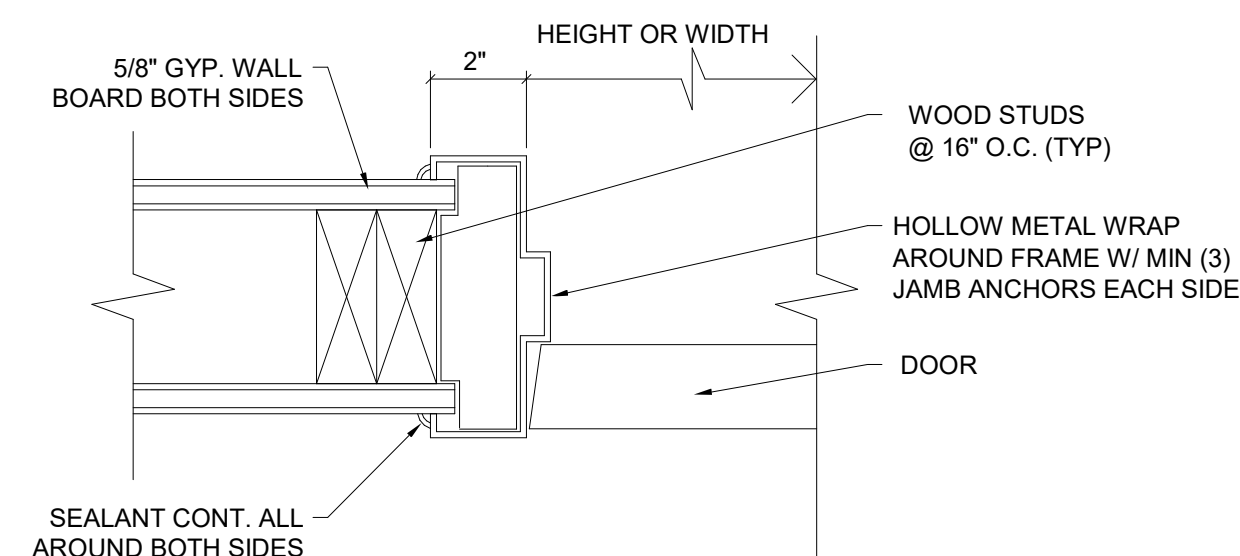
13 A421



WARMING KITECHEN ELEVATION

1/4" = 1'-0"

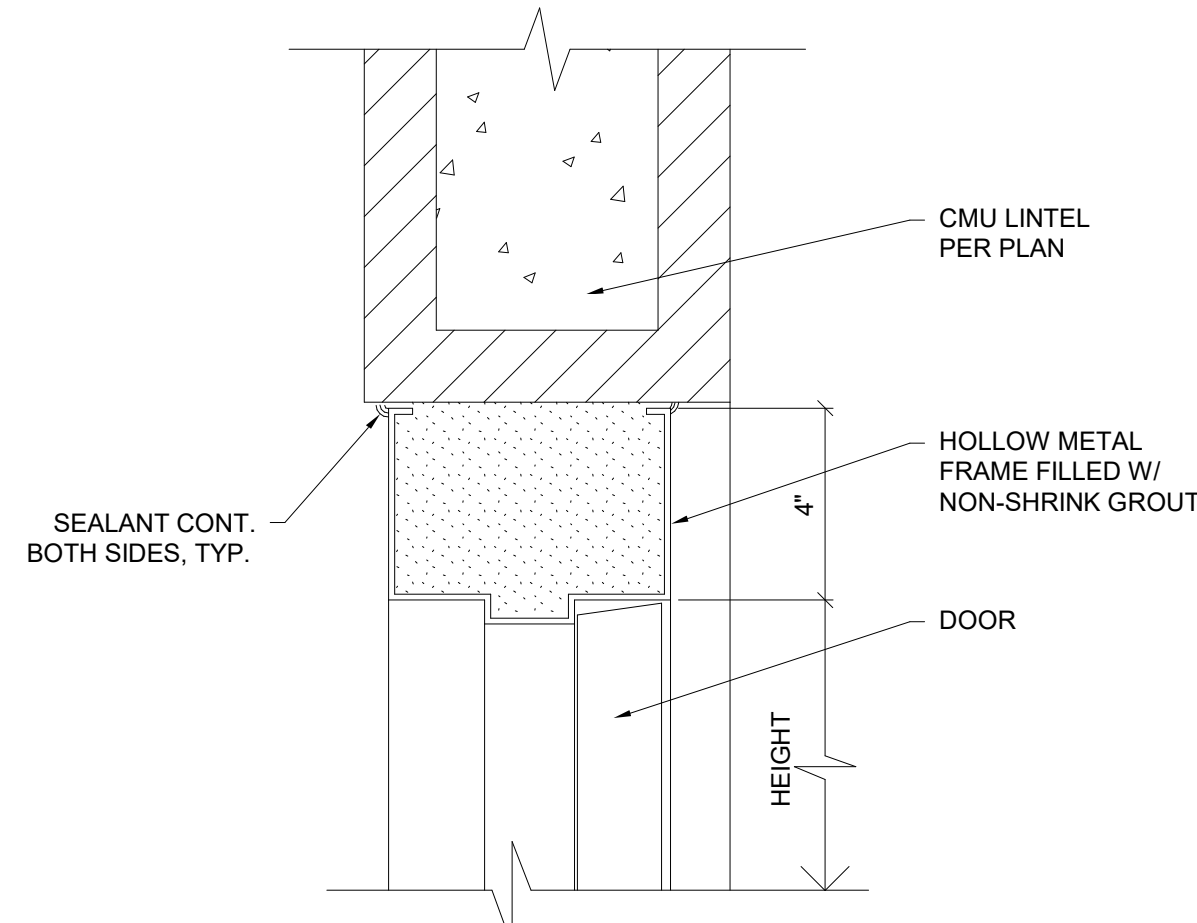
14 A421



DOOR HEAD / JAMB AT STUD WALL

NOT TO SCALE

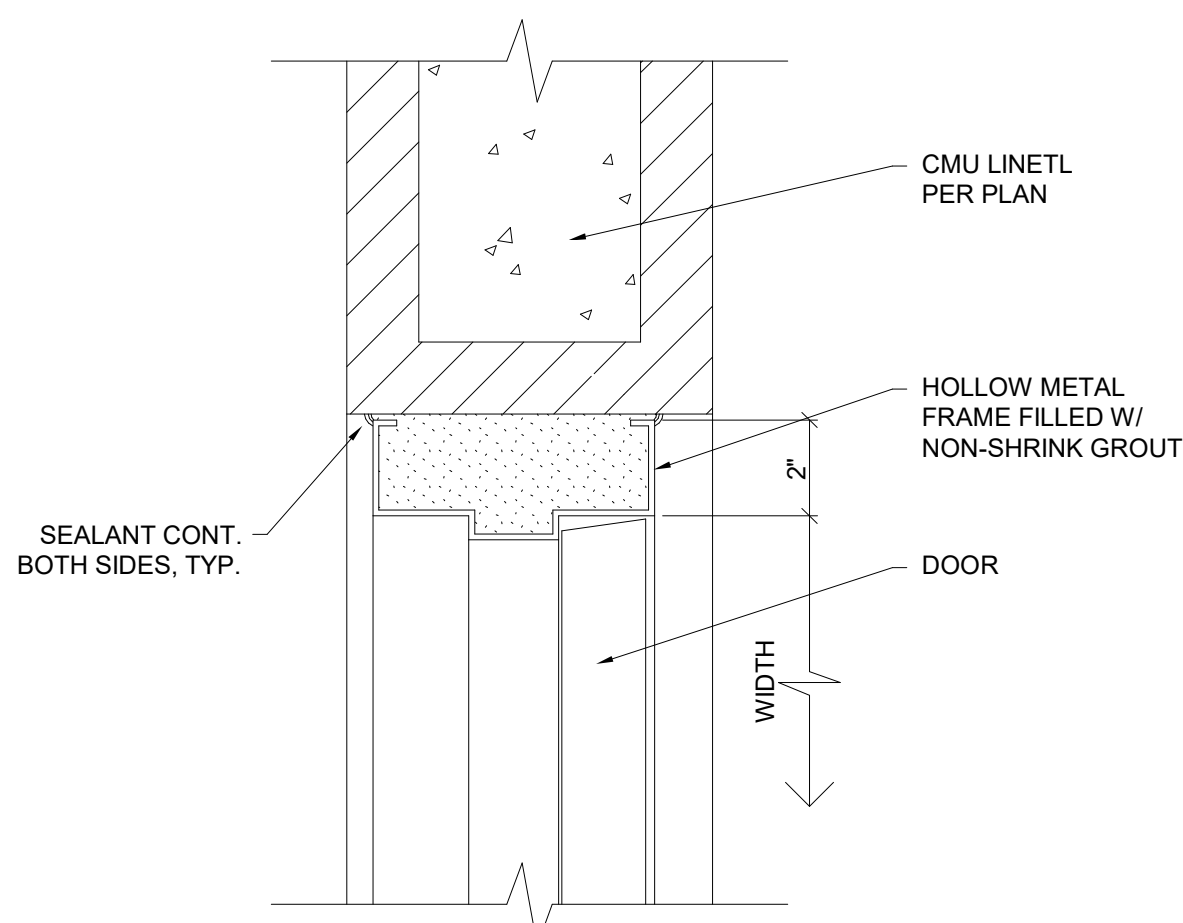
1
A501



DOOR HEAD AT CMU WALL

NOT TO SCALE

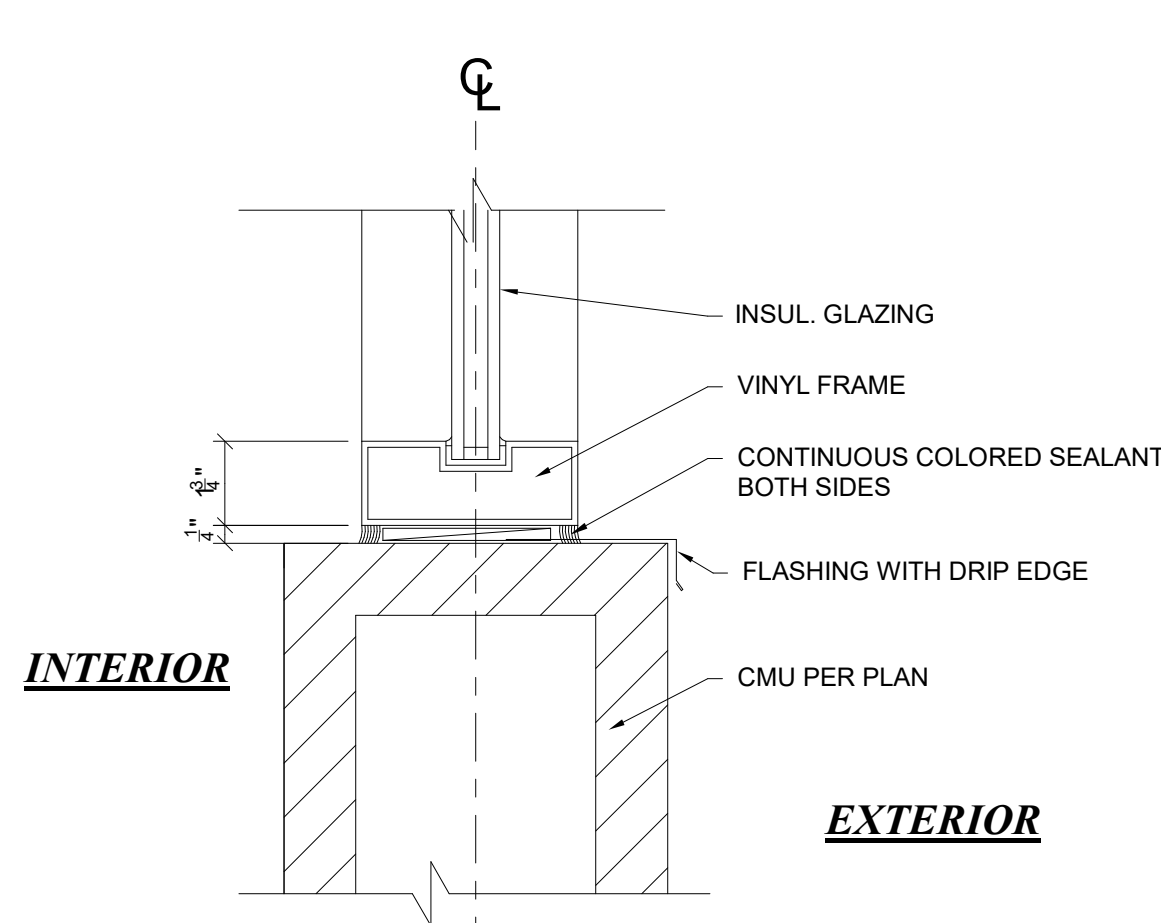
2
A501



DOOR JAMB AT CMU WALL

NOT TO SCALE

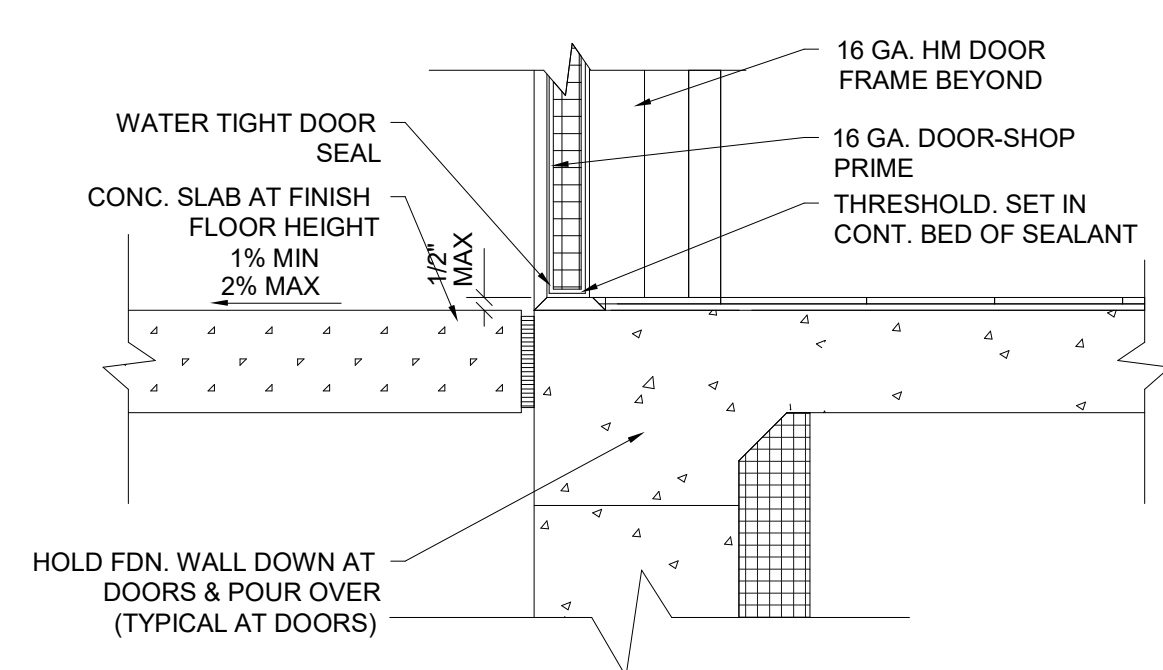
3
A501



GYM WINDOW SILL/HEAD DETAIL

NOT TO SCALE

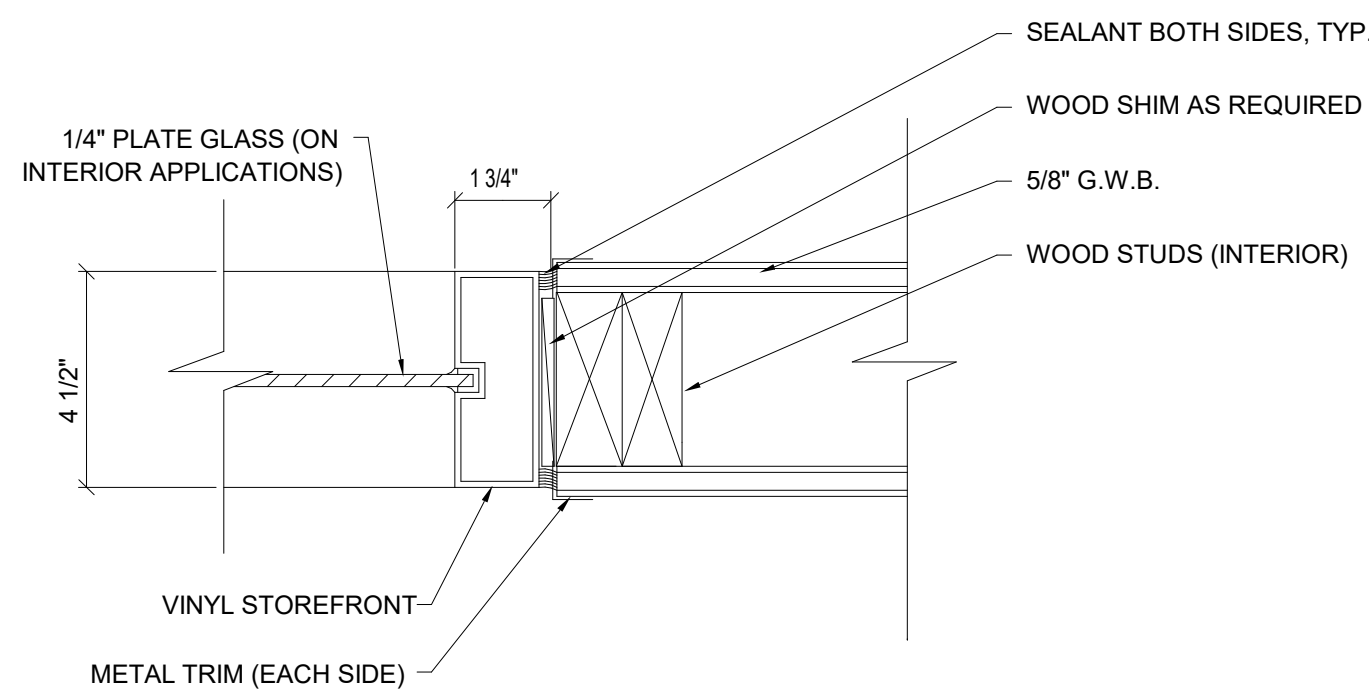
4
A501



THRESHOLD AT METAL DOOR

NOT TO SCALE

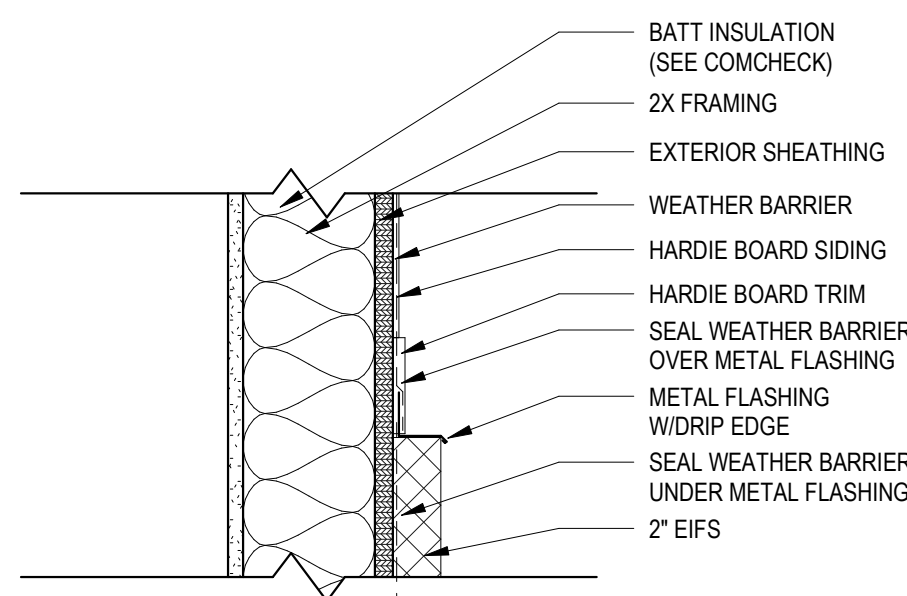
5
A501



WINDOW JAMB / SILL / HEAD DETAIL

NOT TO SCALE

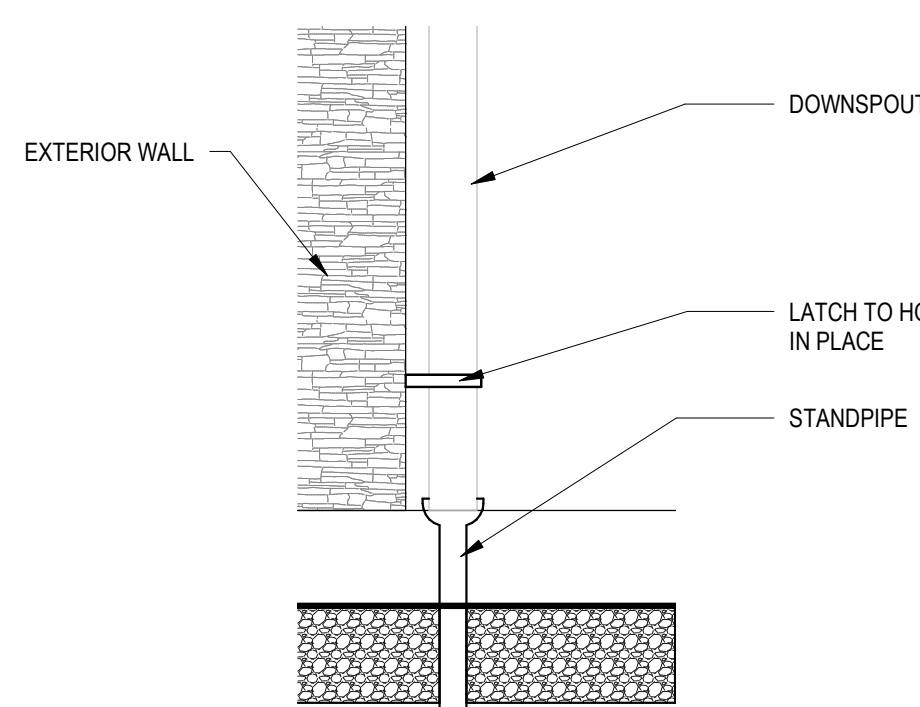
6
A501



EIFS TO HARDING SIDING TRANSITION

1 1/2" = 1'-0"

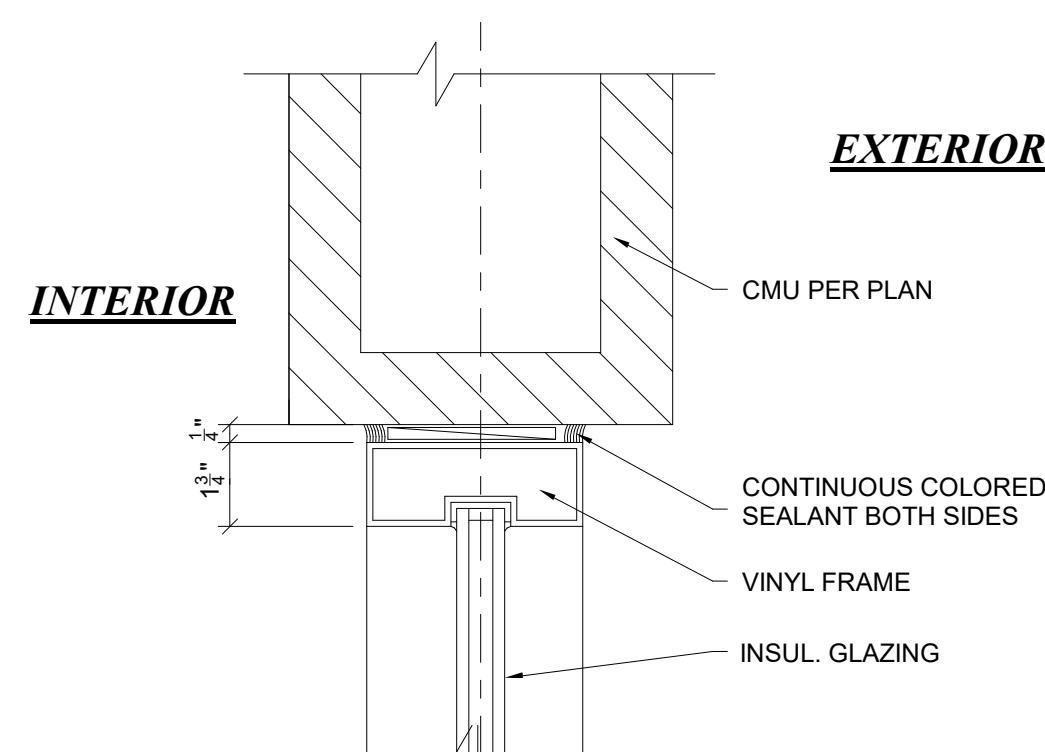
7
A501



DOWNSPOUT TO STANDPIPE CONNECTION

1" = 1'-0"

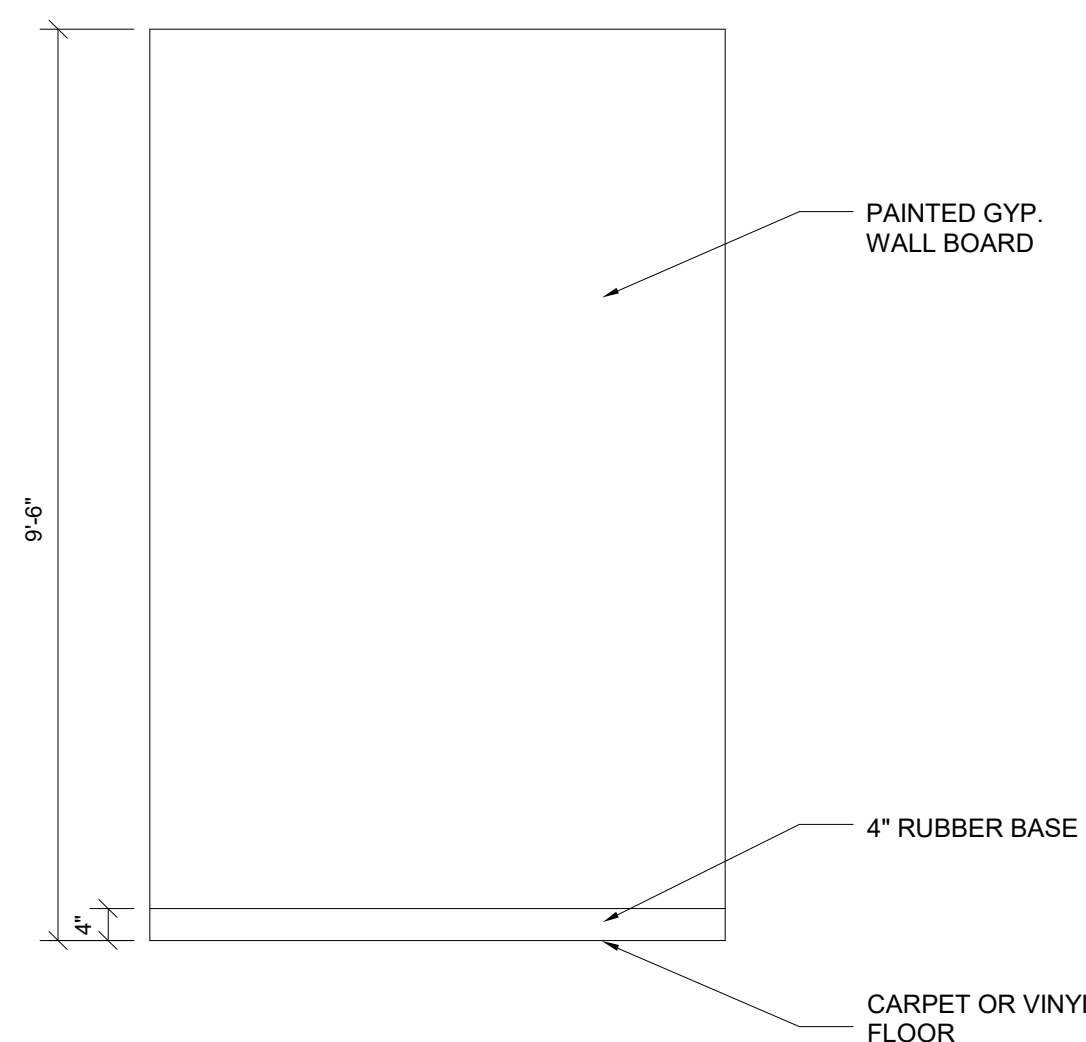
8
A501



GYM WINDOW SILL/HEAD

1/4" = 1'-0"

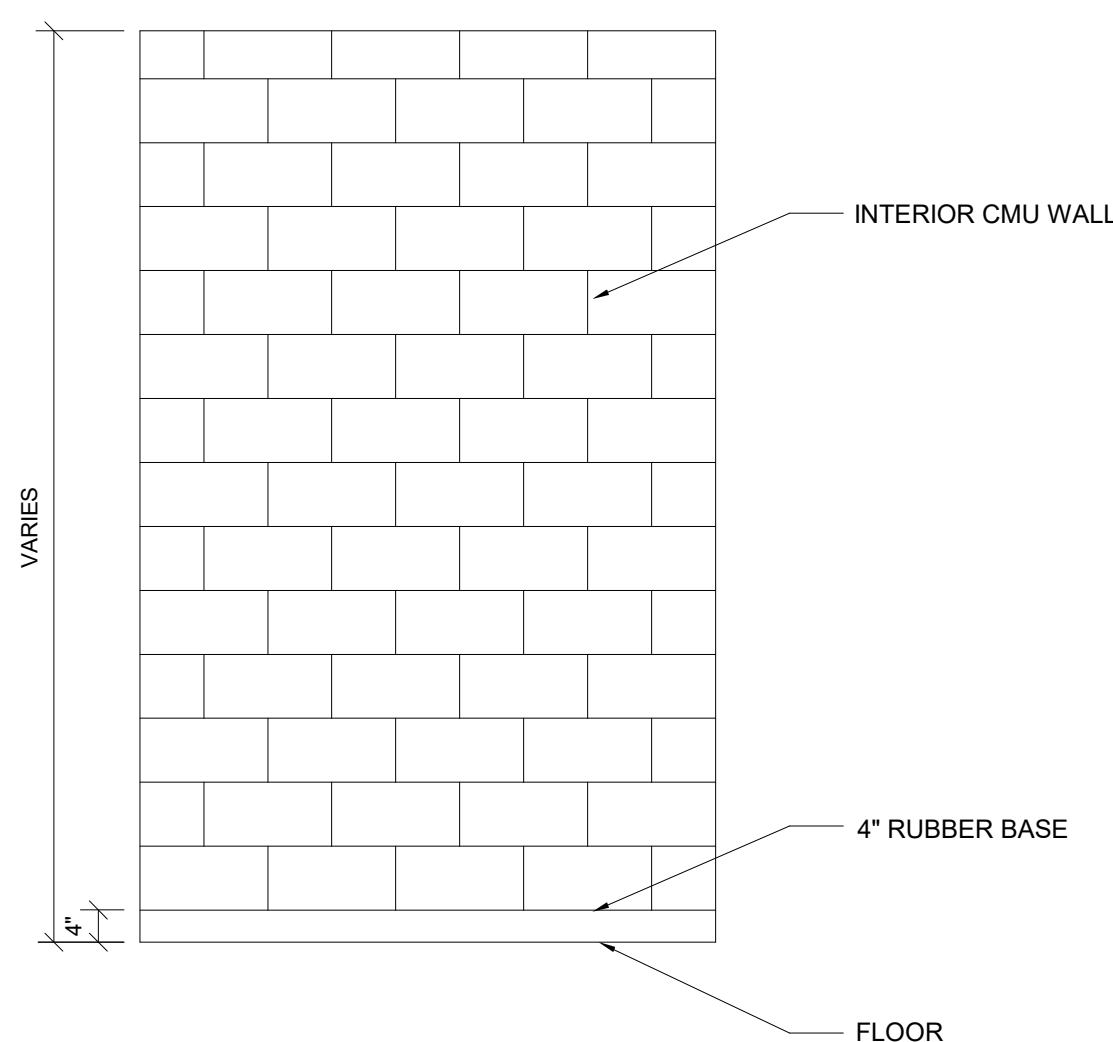
9
A501



TYPICAL CLASSROOM WALL

1/4" = 1'-0"

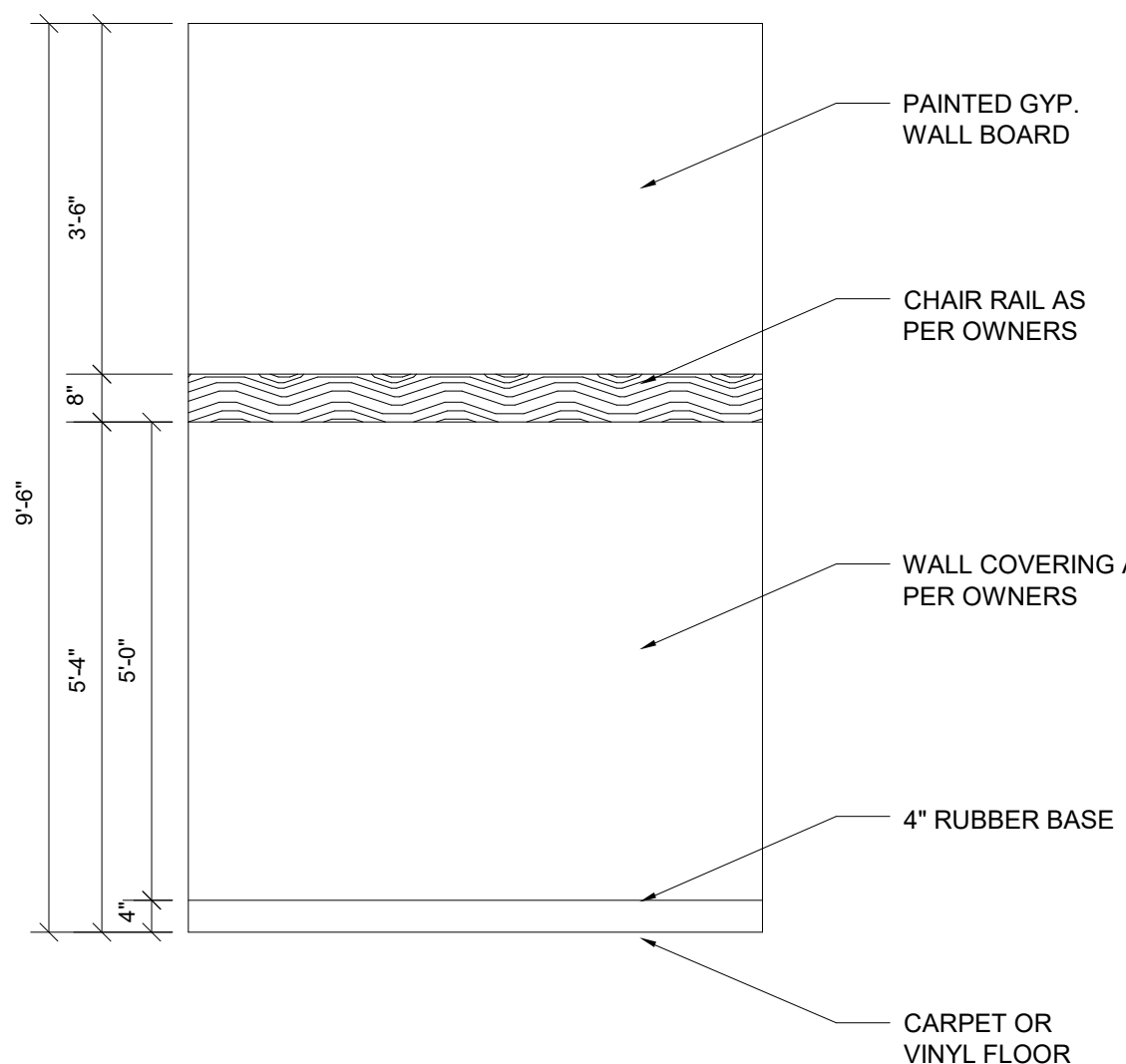
10
A501



TYPICAL MULTI-PURPOSE ROOM WALL

1/4" = 1'-0"

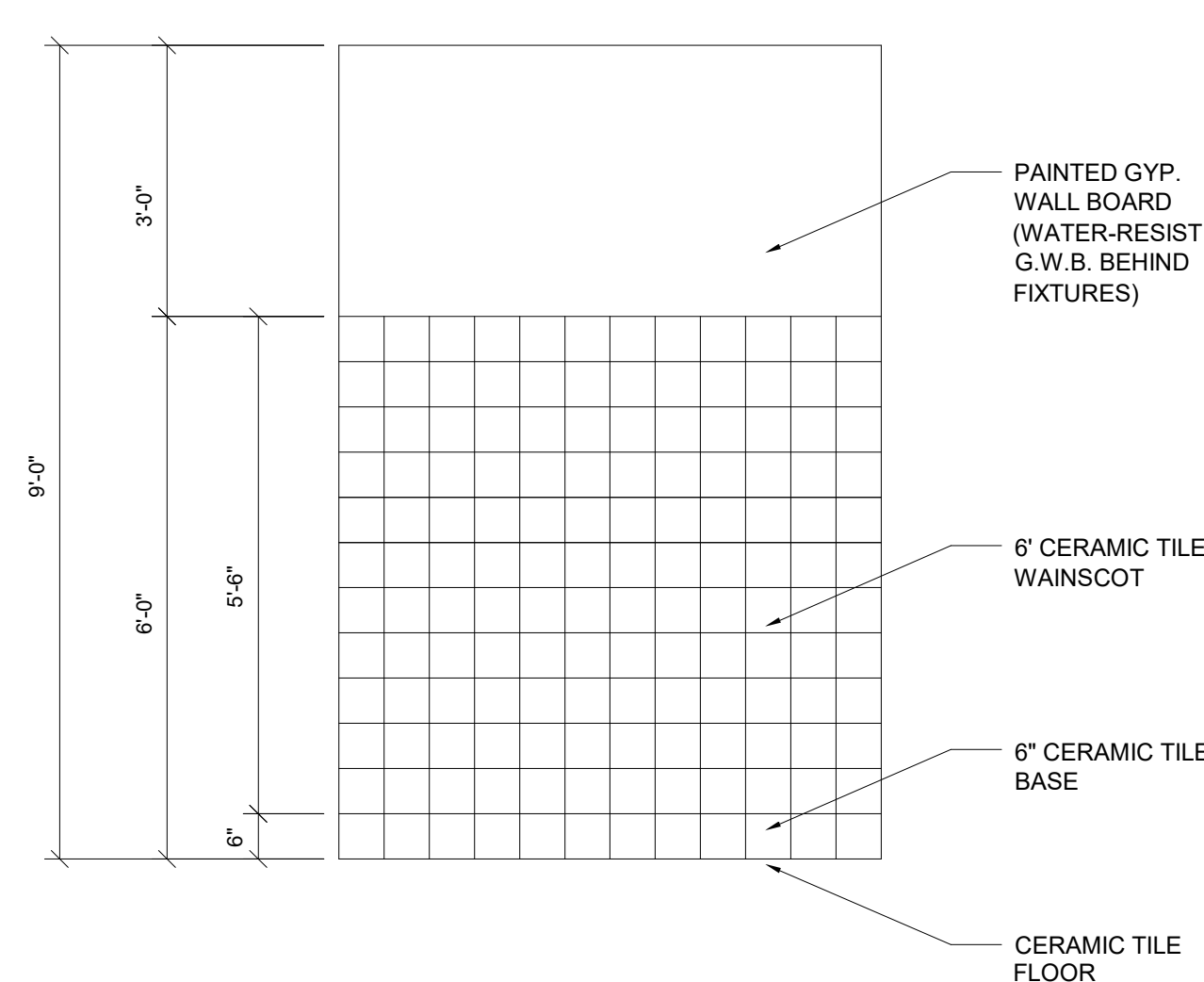
11
A501



TYPICAL HALLWAY WALL

1/4" = 1'-0"

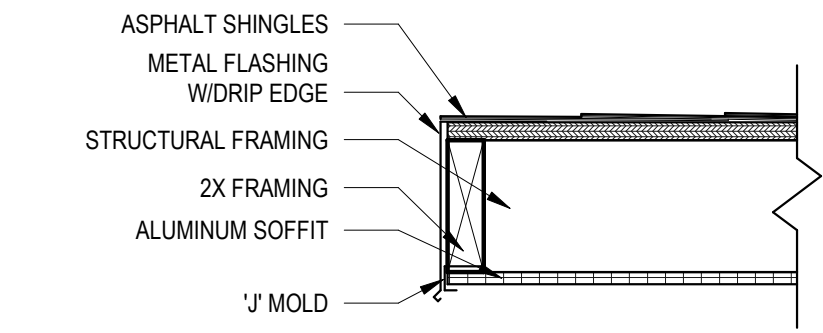
12
A501



TYPICAL RESTROOM WALL

1/4" = 1'-0"

13
A501



ROOF EAVE DETAIL

1 1/2" = 1'-0"

1
A502

SIGNS TO BE PLACED ON THE WALL
NEAR THE LATCH SIDE OF THE DOOR

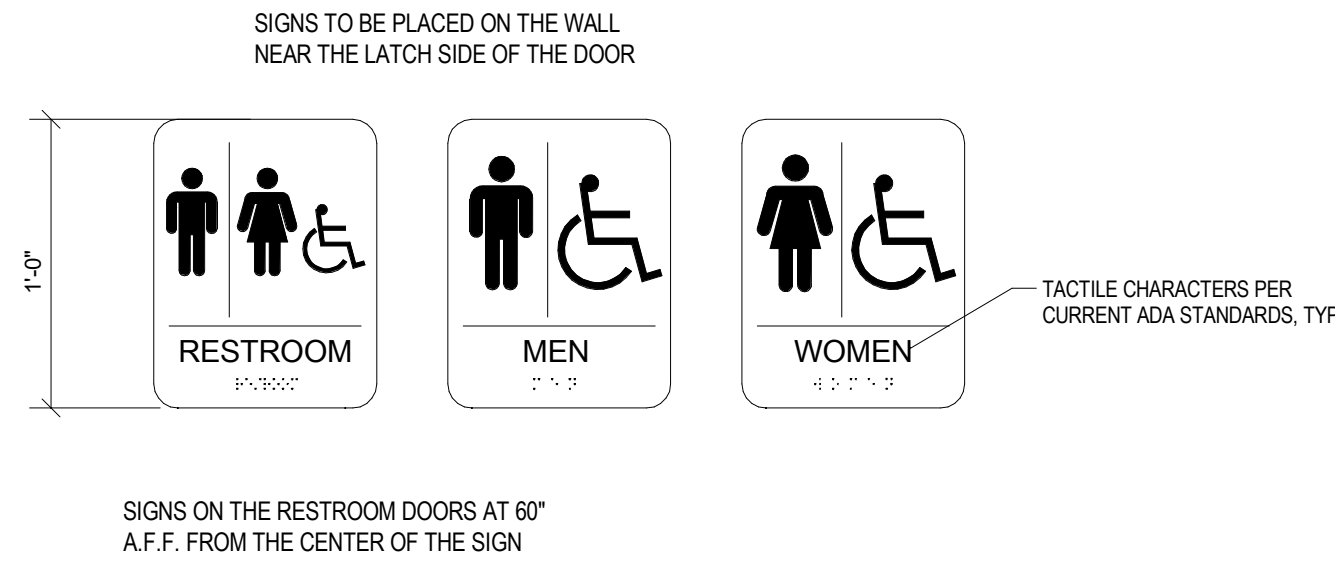
XXXX

LETTERS: MIN. 5/8" HIGH
RAISED MIN. 1/32"
SAN-SERIF UPPERCASE

TYPICAL ROOM SIGNS

1/4" = 1'-0"

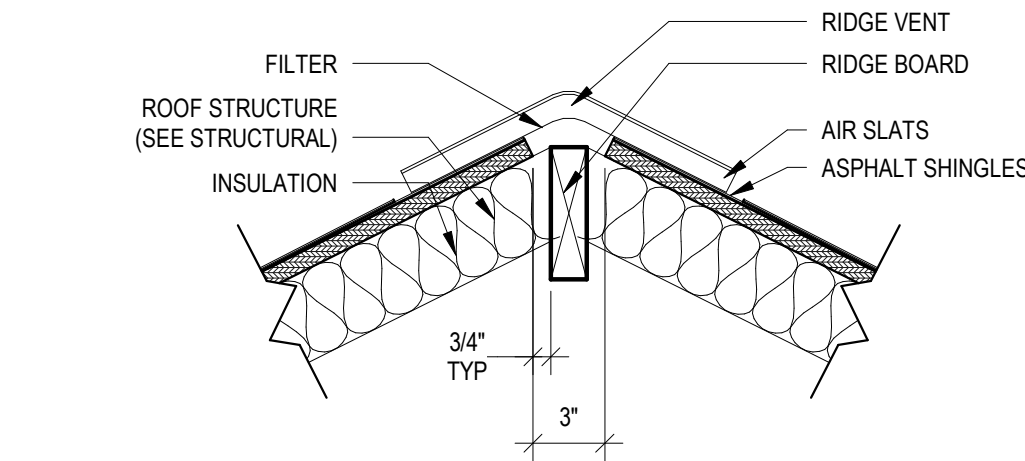
2
A502



RESTROOM SIGNS

1/4" = 1'-0"

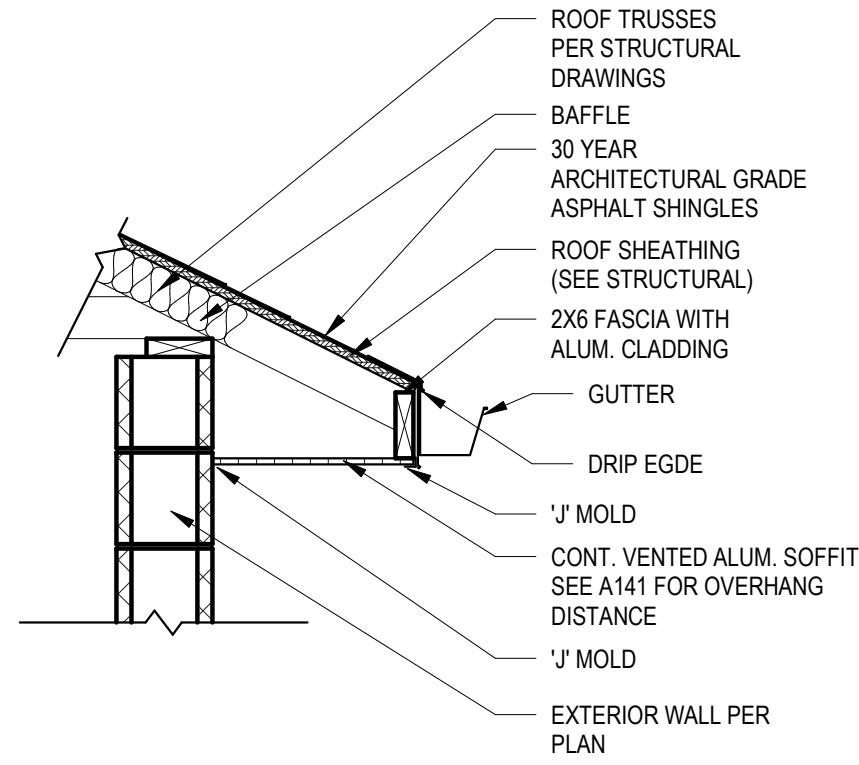
3
A502



RIDGE VENT DETAIL

1 1/2" = 1'-0"

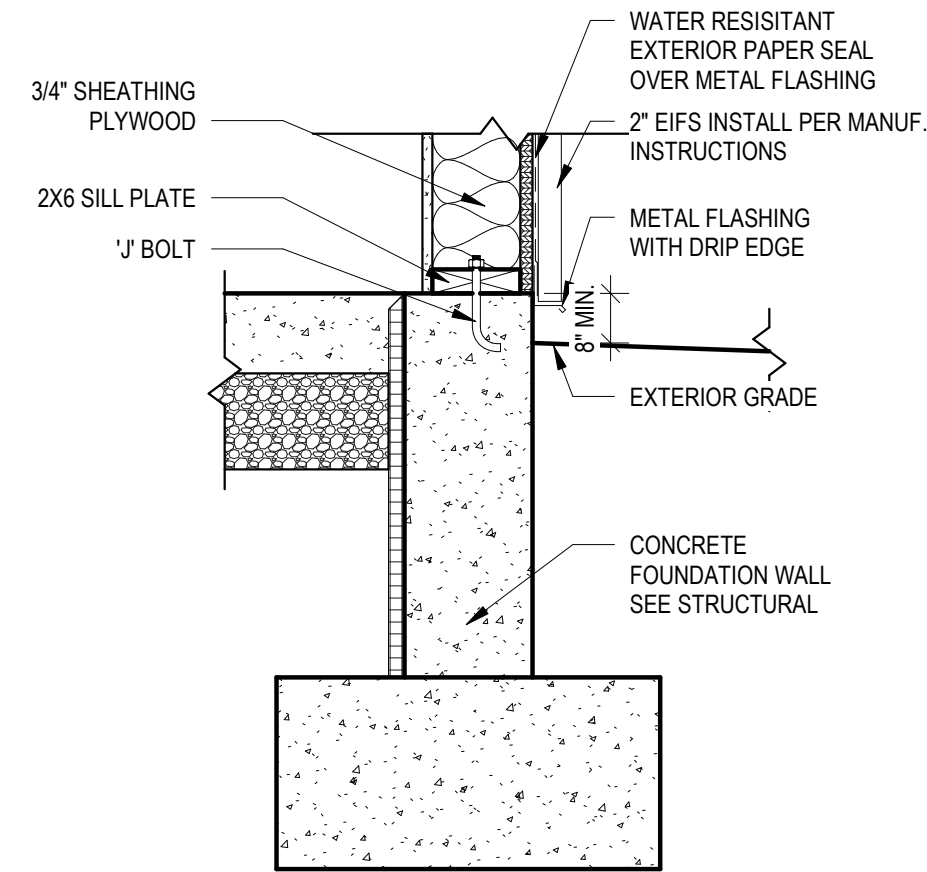
4
A502



ROOF EDGE DETAIL

3/4" = 1'-0"

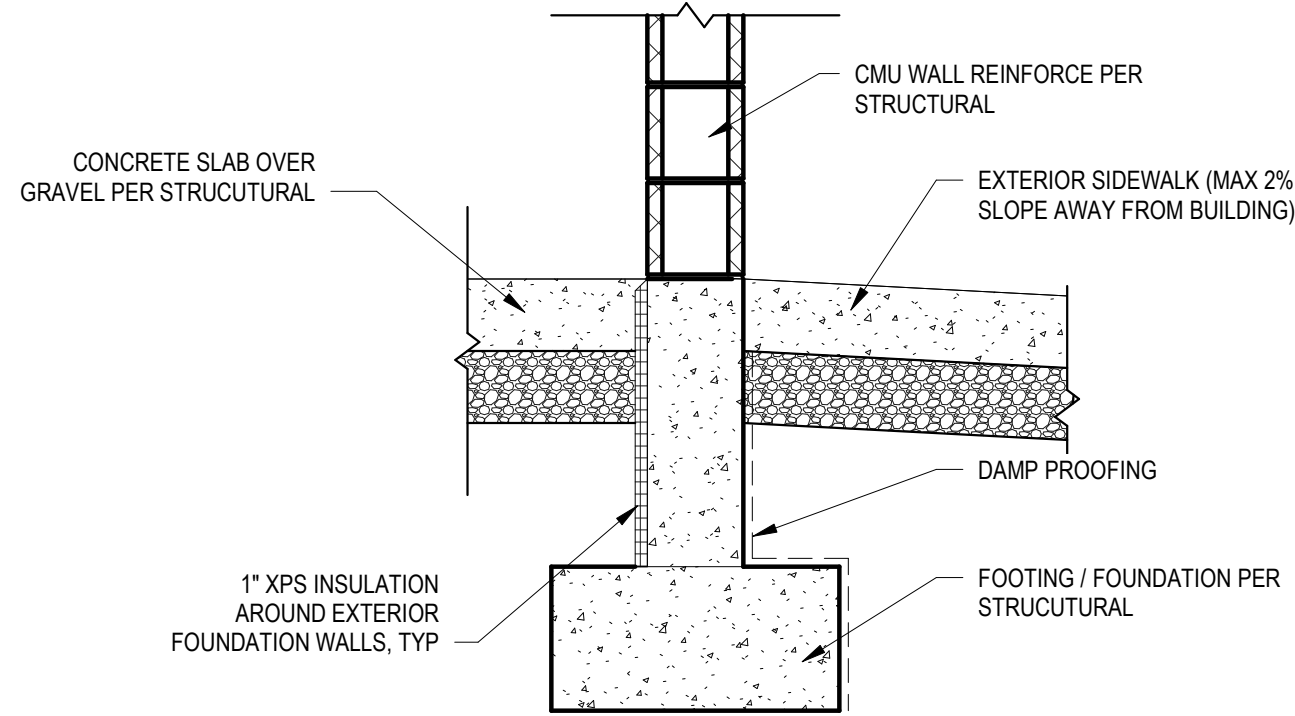
5
A502



EIFS @ FOUNDATION WALL

1" = 1'-0"

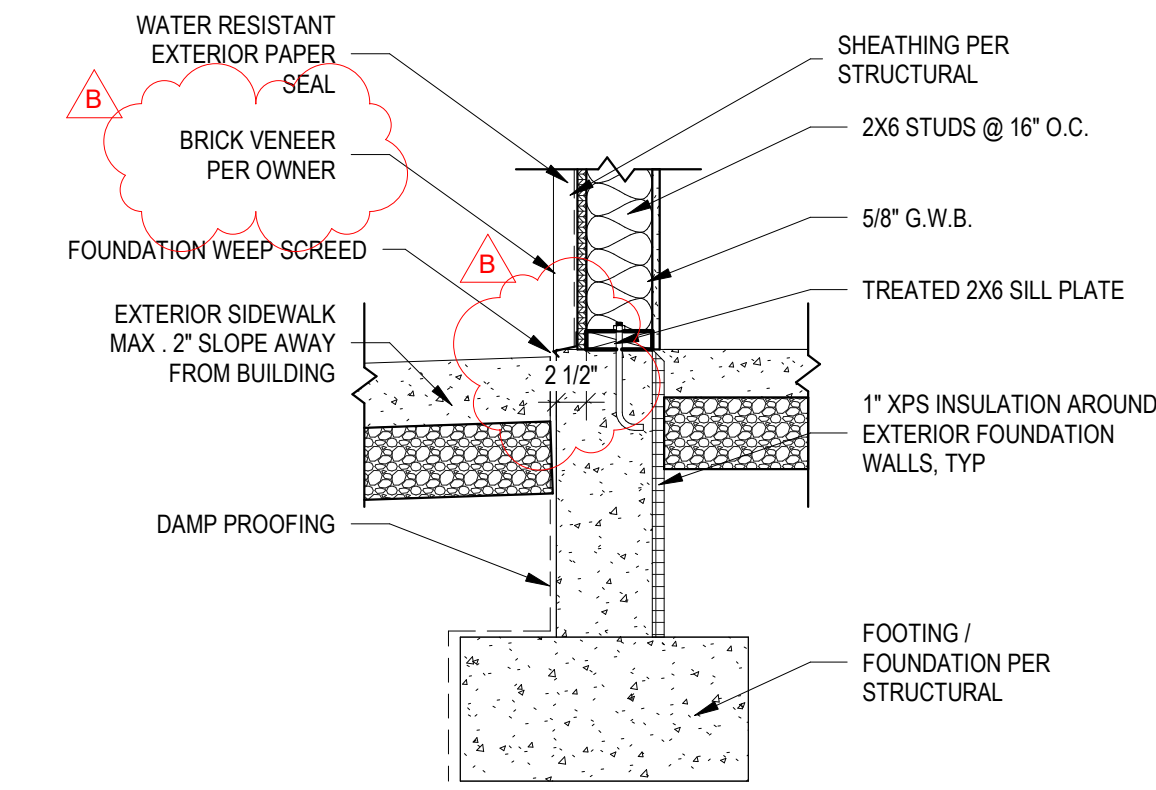
6
A502



FOOTING @ CMU WALL DETAIL

3/4" = 1'-0"

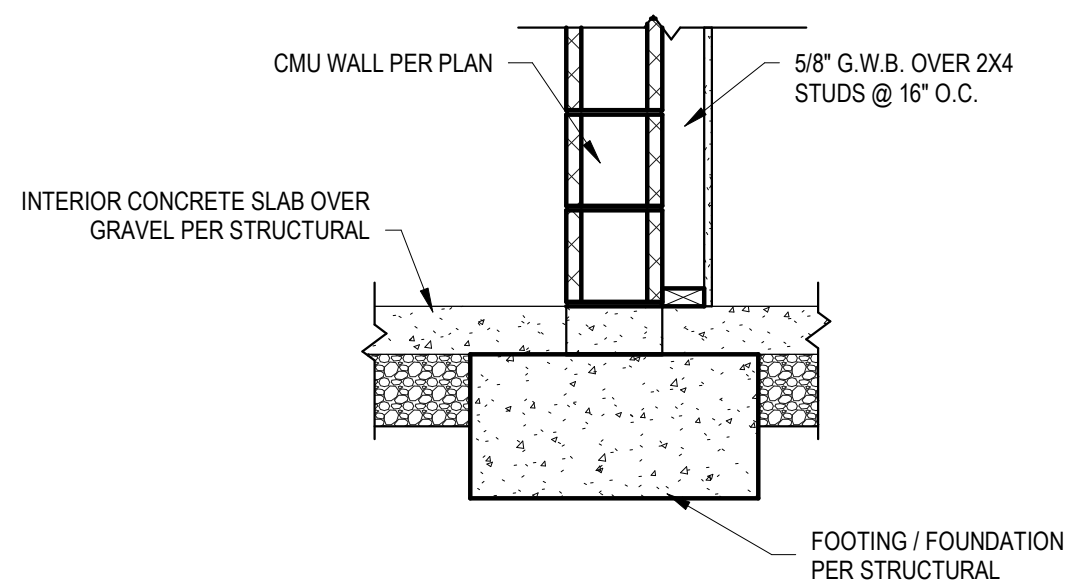
7
A502



STONE CLADDING @ FOUNDATION WALL

3/4" = 1'-0"

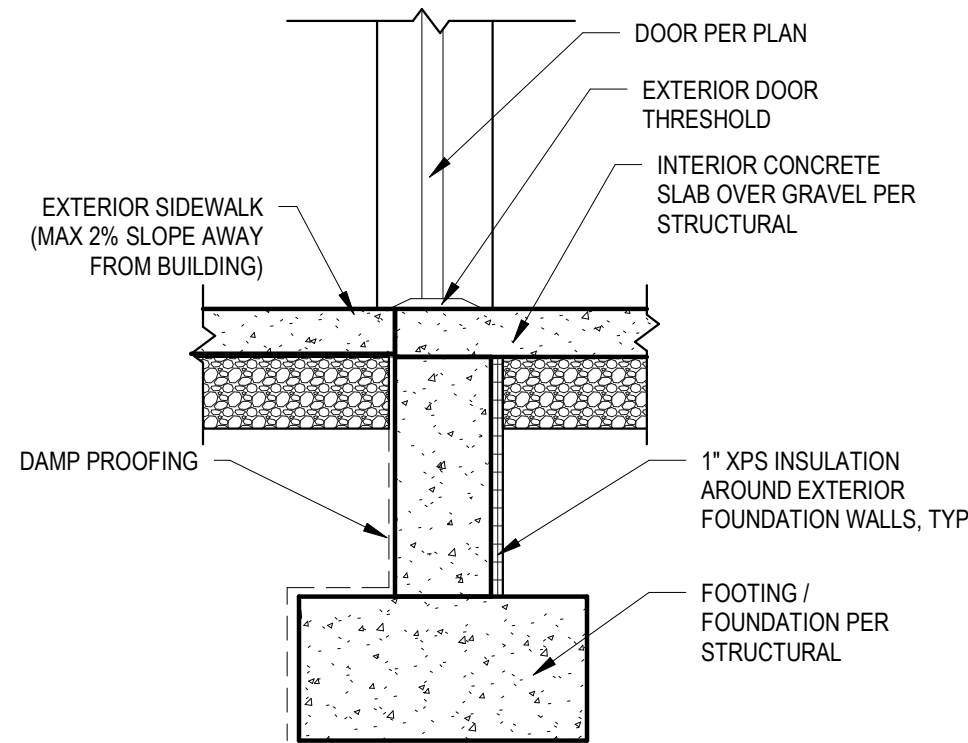
8
A502



FOOTING @ INTERIOR CMU WALL

3/4" = 1'-0"

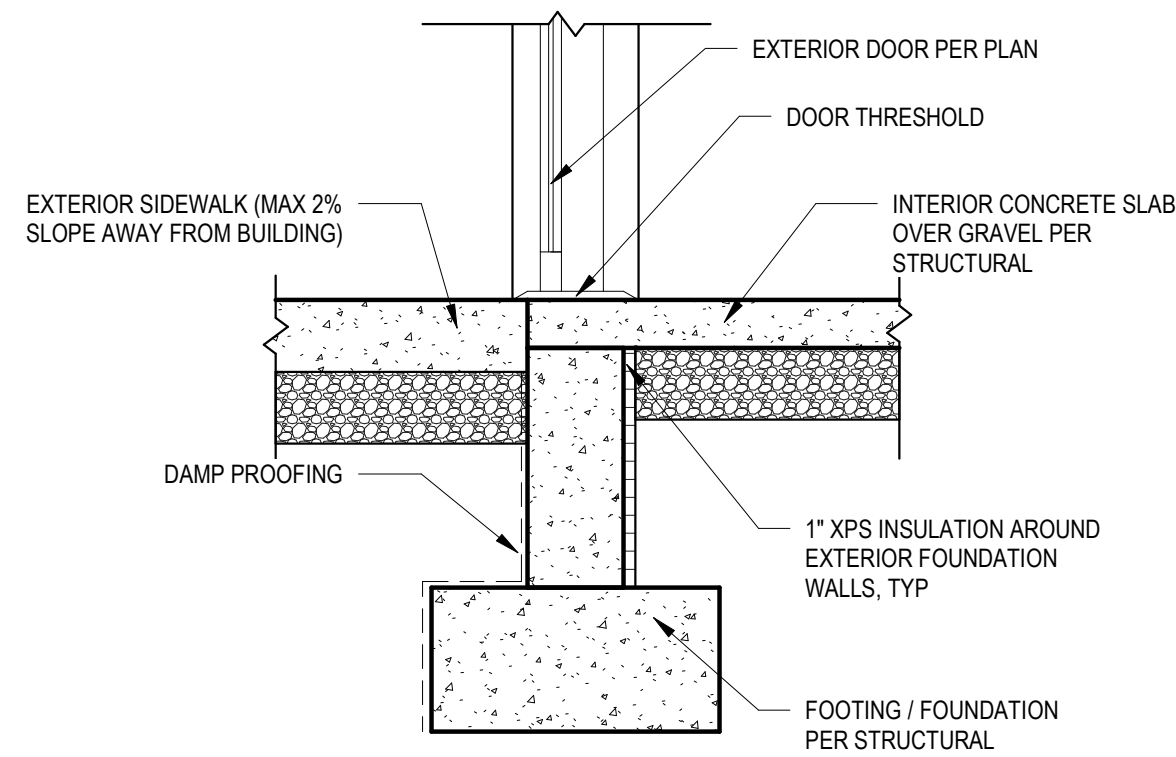
9
A502



FOOTING @ EXTERIOR DOOR

3/4" = 1'-0"

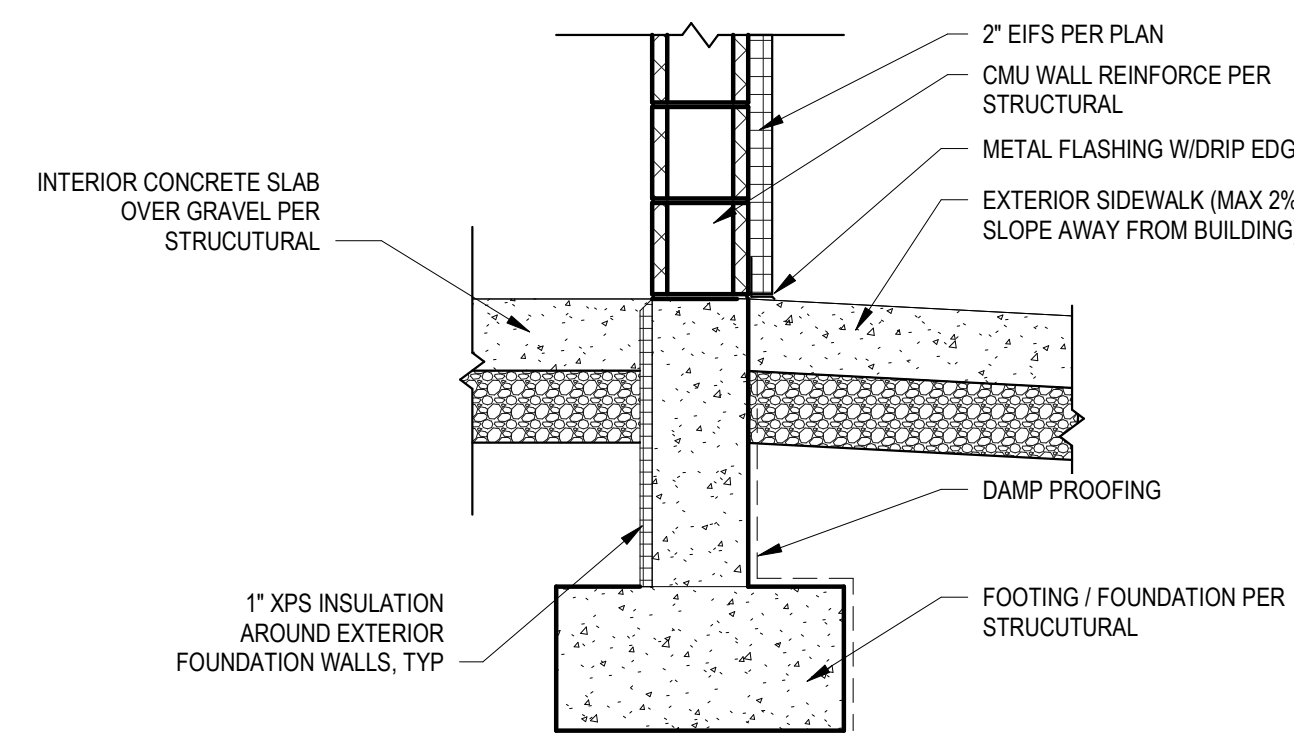
10
A502



FOOTING @ EXTERIOR STOREFRONT DOOR

3/4" = 1'-0"

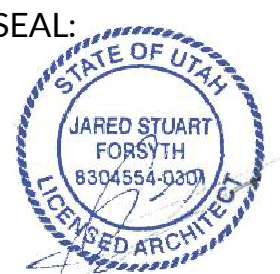
11
A502



FOOTING @ CMU W/EIFS DETAIL

3/4" = 1'-0"

12
A502

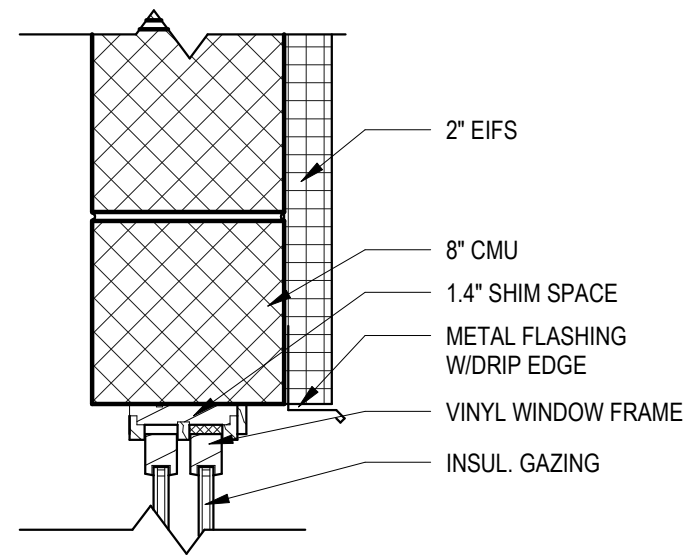


DATE: 11/17/2022
PROJECT: 22-228
MANAGER: CJ

REVISIONS		
#	DATE	DESCRIPTION
B	02/02/23	ADDENDUM 'B'

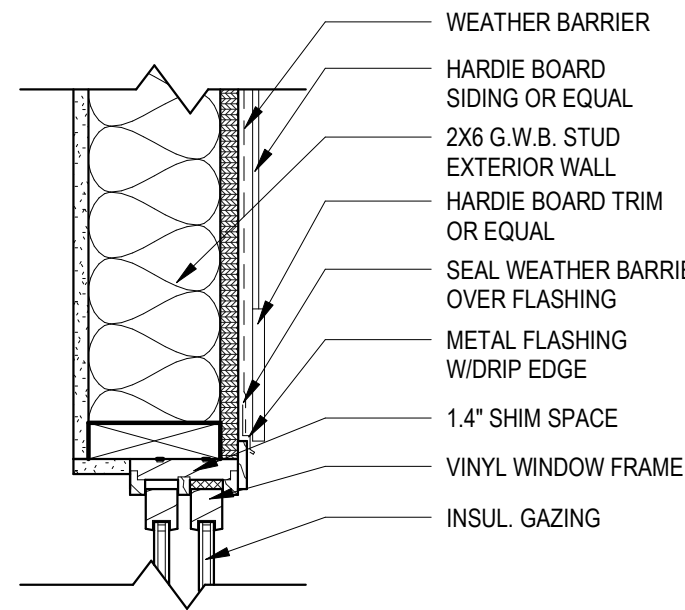
DETAILS

SHEET NUMBER:
A502



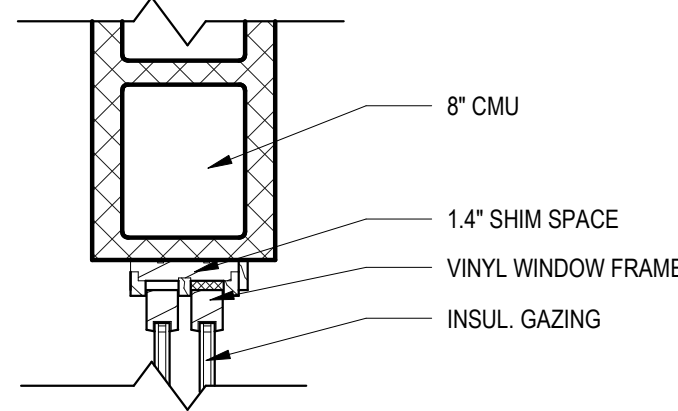
WINDOW HEAD @ CMU W/EIFS
1 1/2" = 1'-0"

1
A503



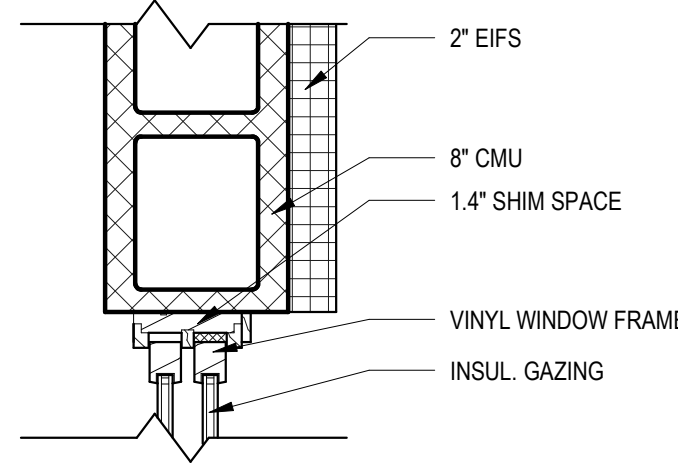
WINDOW HEAD @ HARDIE SIDING
1 1/2" = 1'-0"

2
A503



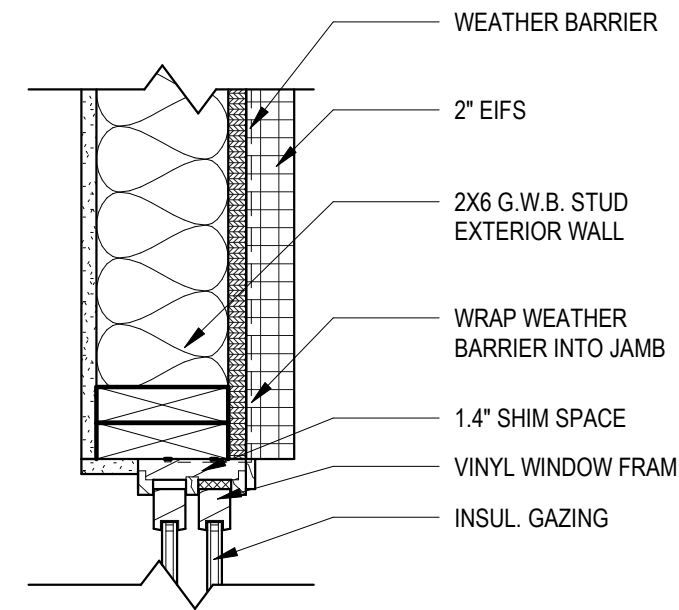
WINDOW JAMB @ CMU
1 1/2" = 1'-0"

3
A503



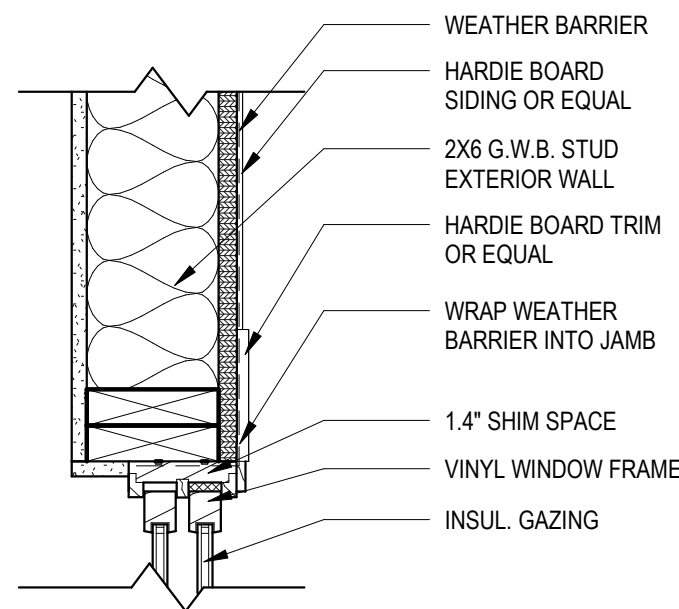
WINDOW JAMB @ CMU W/EIFS
1 1/2" = 1'-0"

4
A503



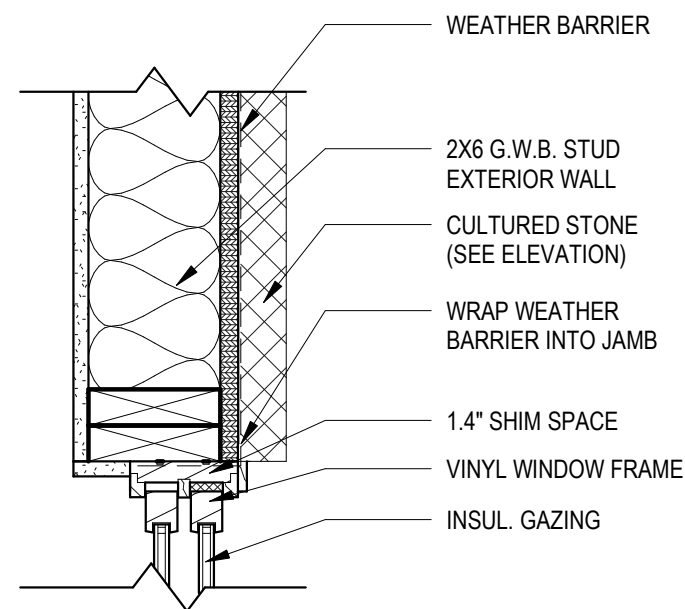
WINDOW JAMB @ EIFS
1 1/2" = 1'-0"

5
A503



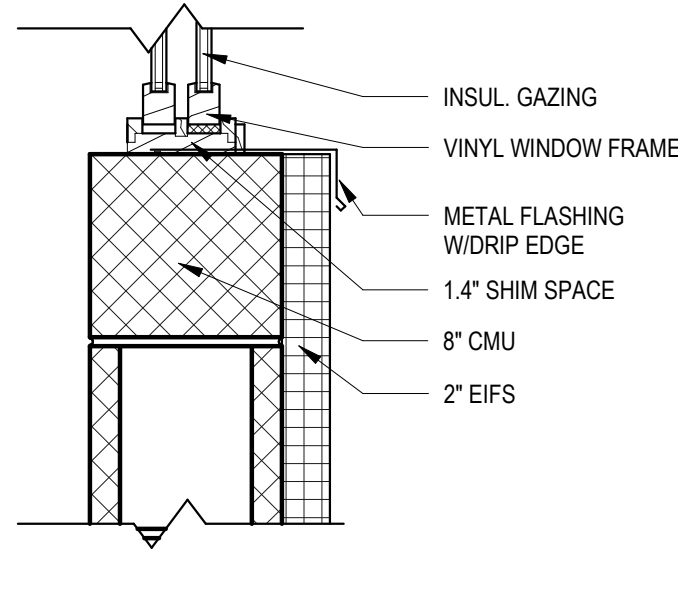
WINDOW JAMB @ HARDIE SIDING
1 1/2" = 1'-0"

6
A503



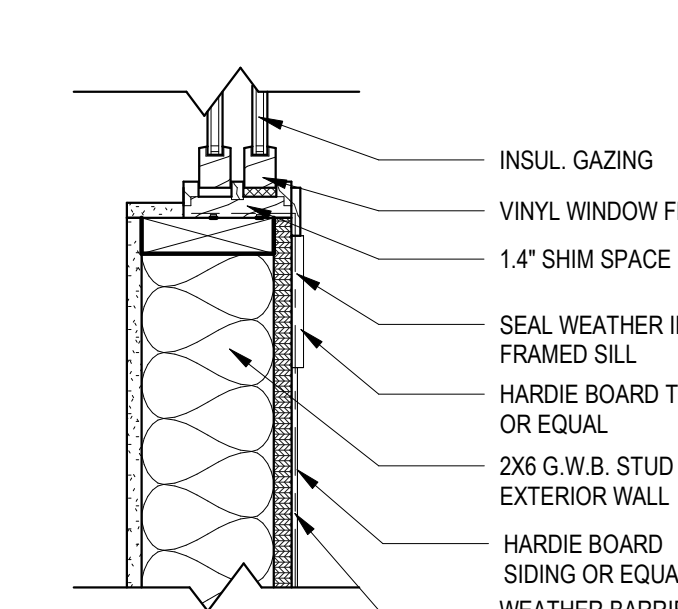
WINDOW JAMB @ STONE
1 1/2" = 1'-0"

7
A503



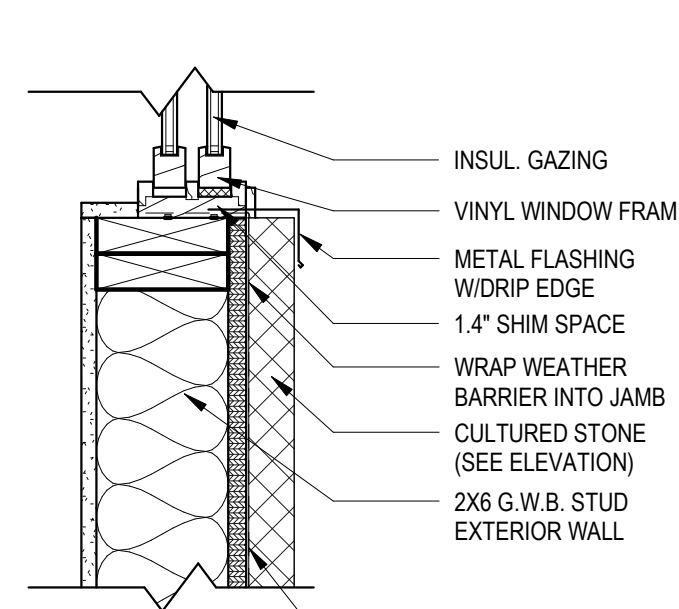
WINDOW SILL @ CMU W/EIFS
1 1/2" = 1'-0"

8
A503



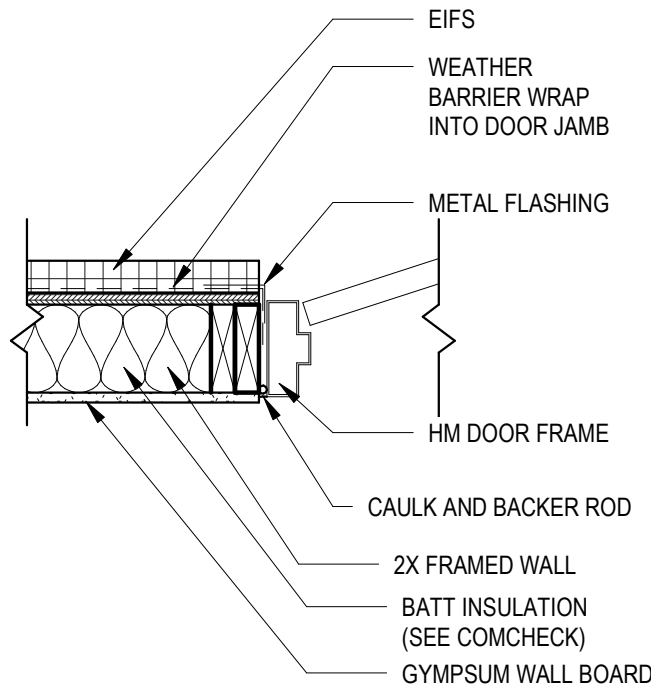
WINDOW SILL @ HARDIE SIDING
1 1/2" = 1'-0"

9
A503



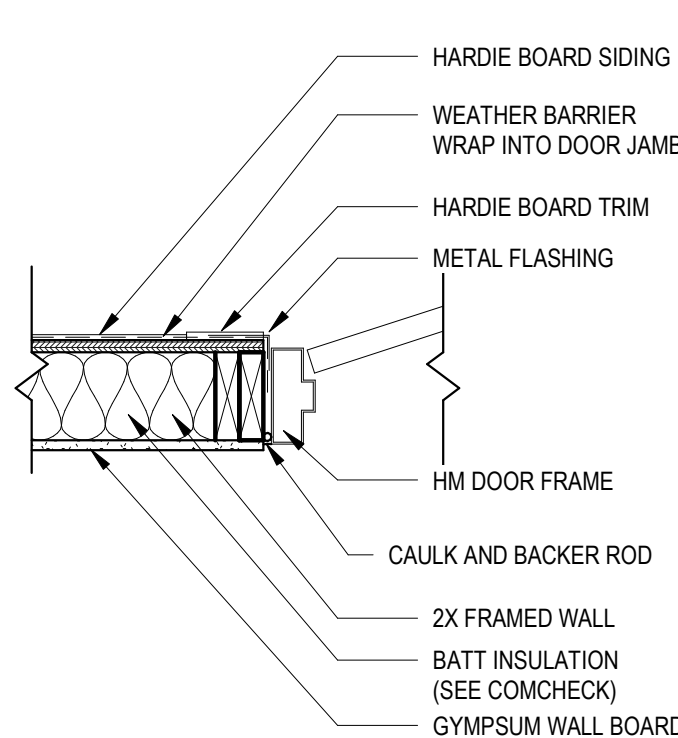
WINDOW SILL @ STONE
1 1/2" = 1'-0"

10
A503



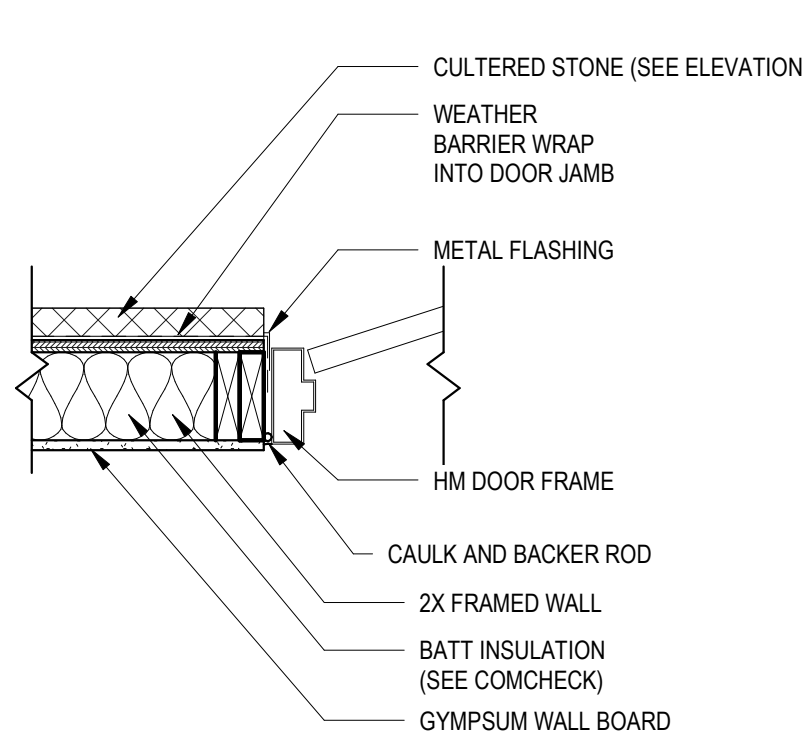
DOOR JAMB @ EIFS
1" = 1'-0"

11
A503



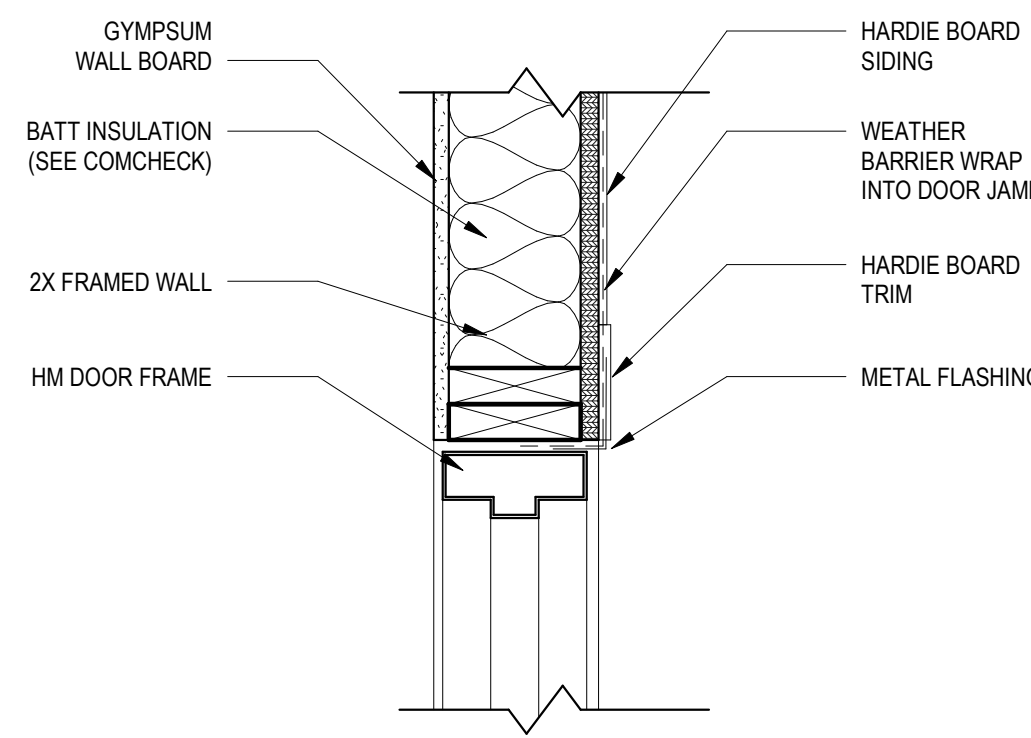
DOOR JAMB @ HARDIE SIDING
1" = 1'-0"

12
A503



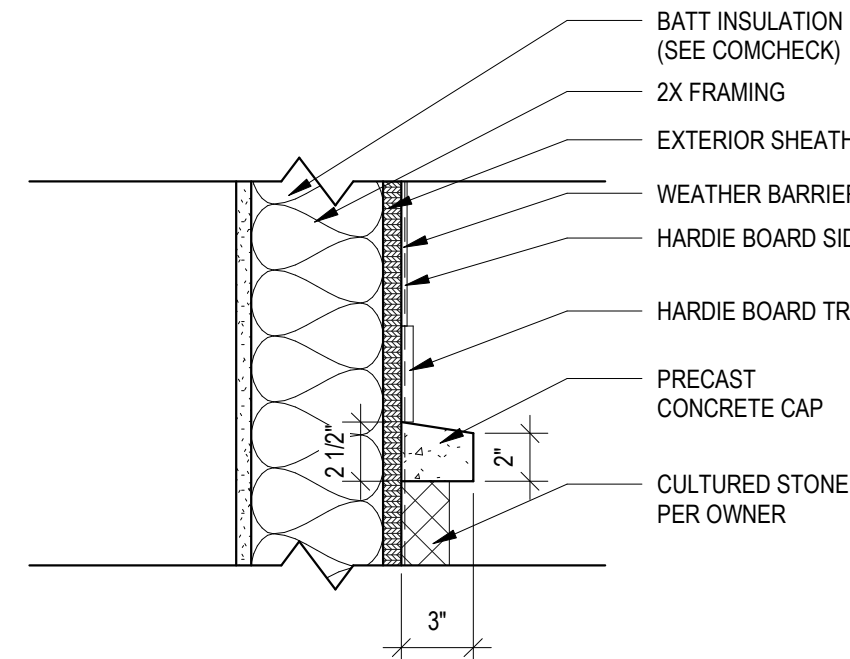
DOOR JAMB @ STONE
1" = 1'-0"

13
A503



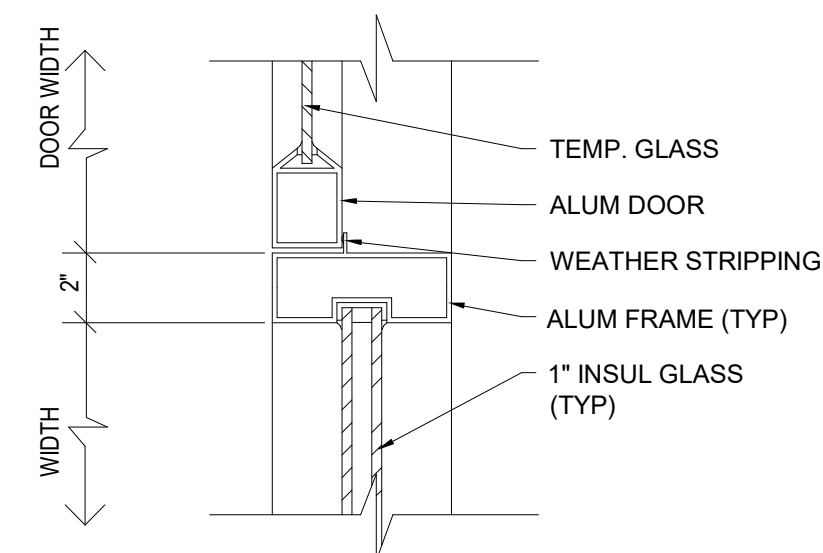
DOOR HEAD @ HARDIE SIDING
1 1/2" = 1'-0"

14
A503



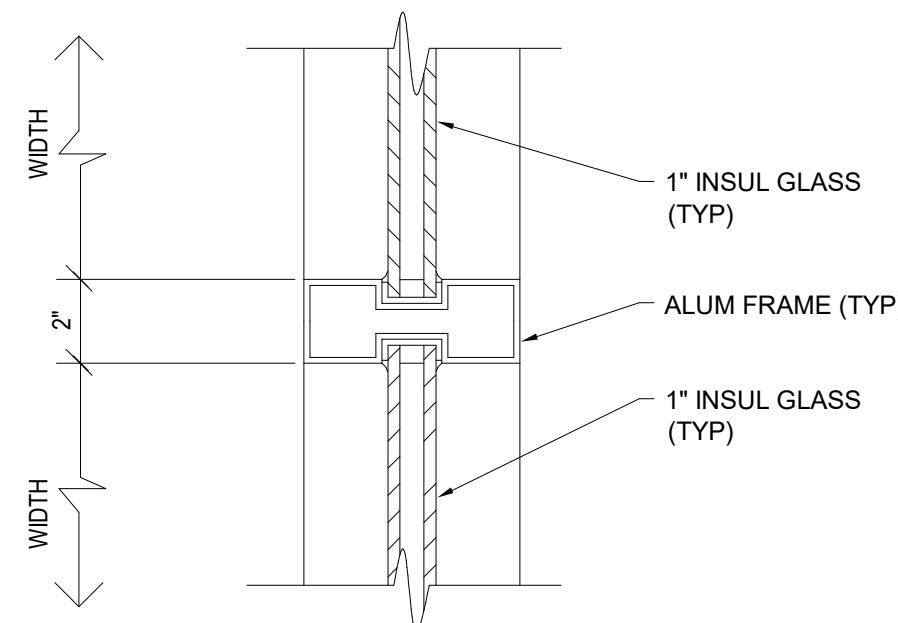
STONE TO HARDIE BOARD TRANSITION
1 1/2" = 1'-0"

15
A503



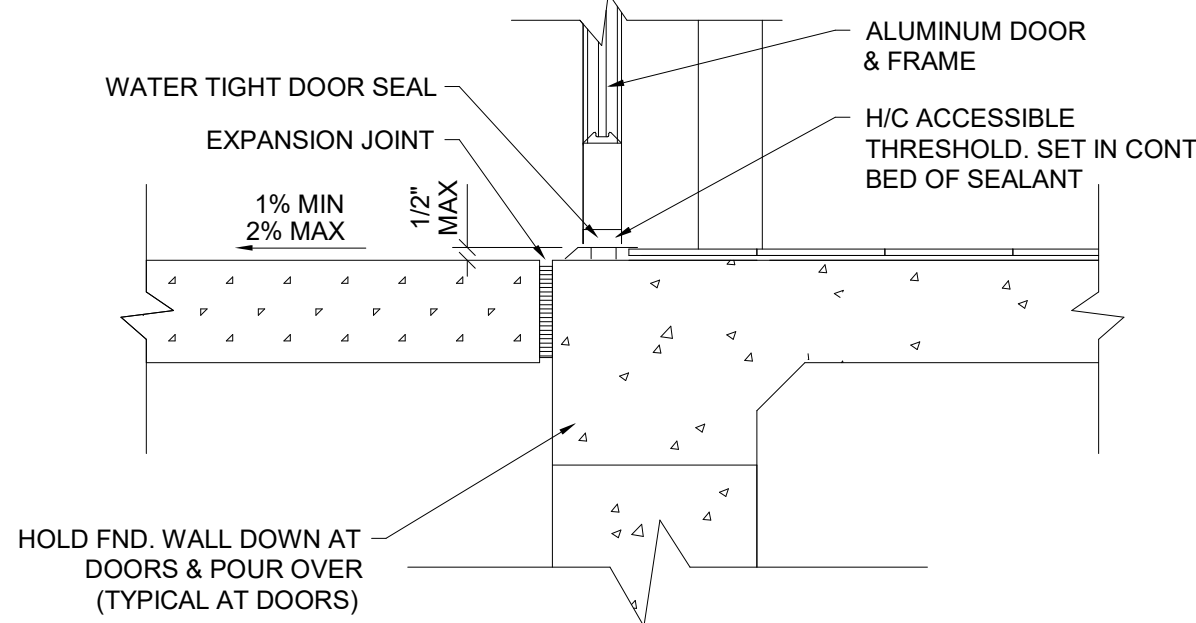
ALUMINUM JAMB DETAIL
1/4" = 1'-0"

16
A503



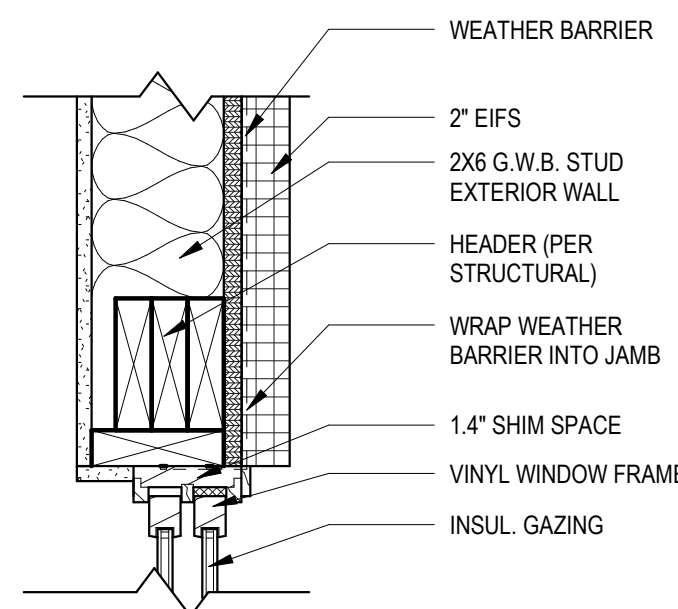
ALUMINUM MULLION DETAIL
1/4" = 1'-0"

17
A503



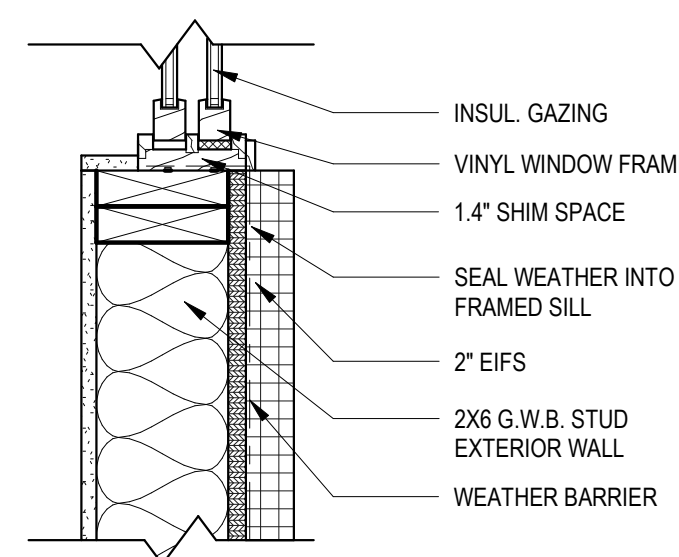
THRESHOLD AT STOREFRONT
1/4" = 1'-0"

18
A503



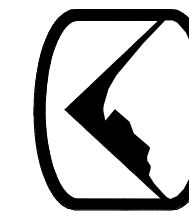
WINDOW HEAD @ EIFS
1 1/2" = 1'-0"

19
A503



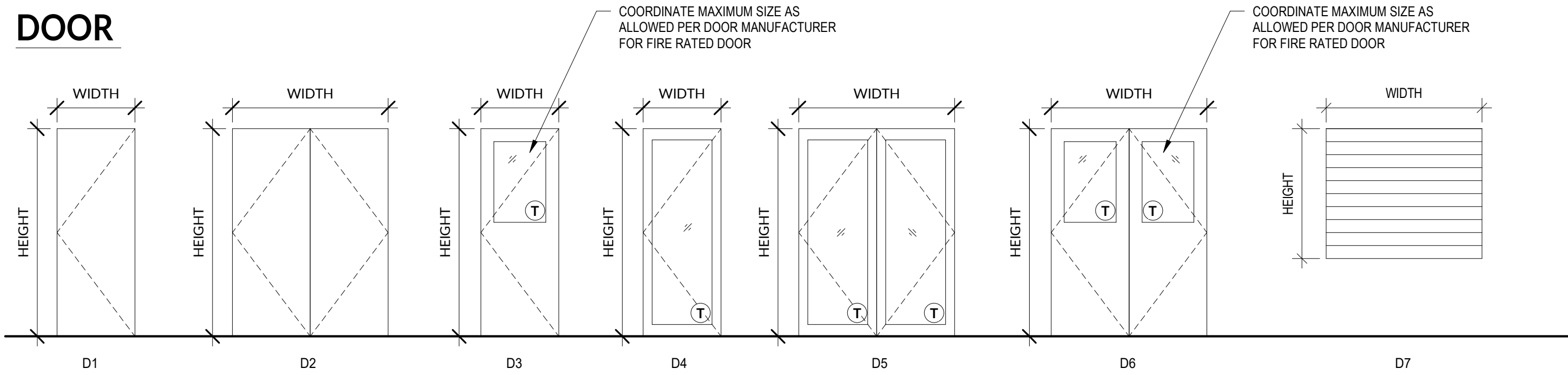
WINDOW SILL @ EIFS
1 1/2" = 1'-0"

20
A503

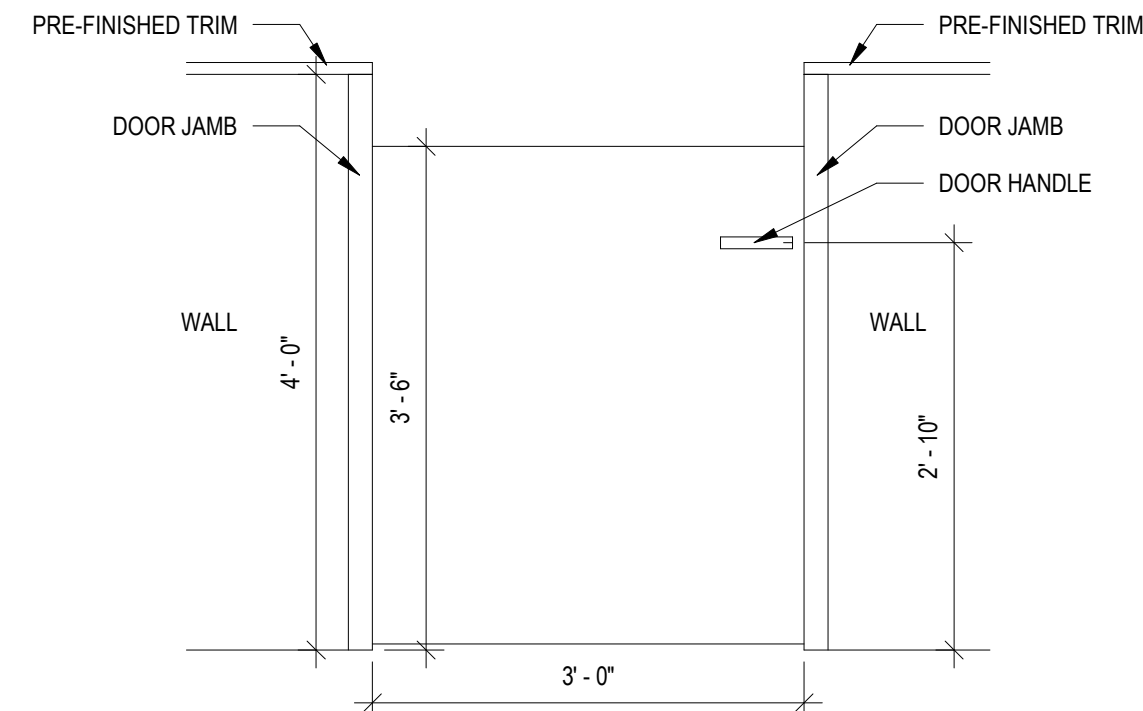
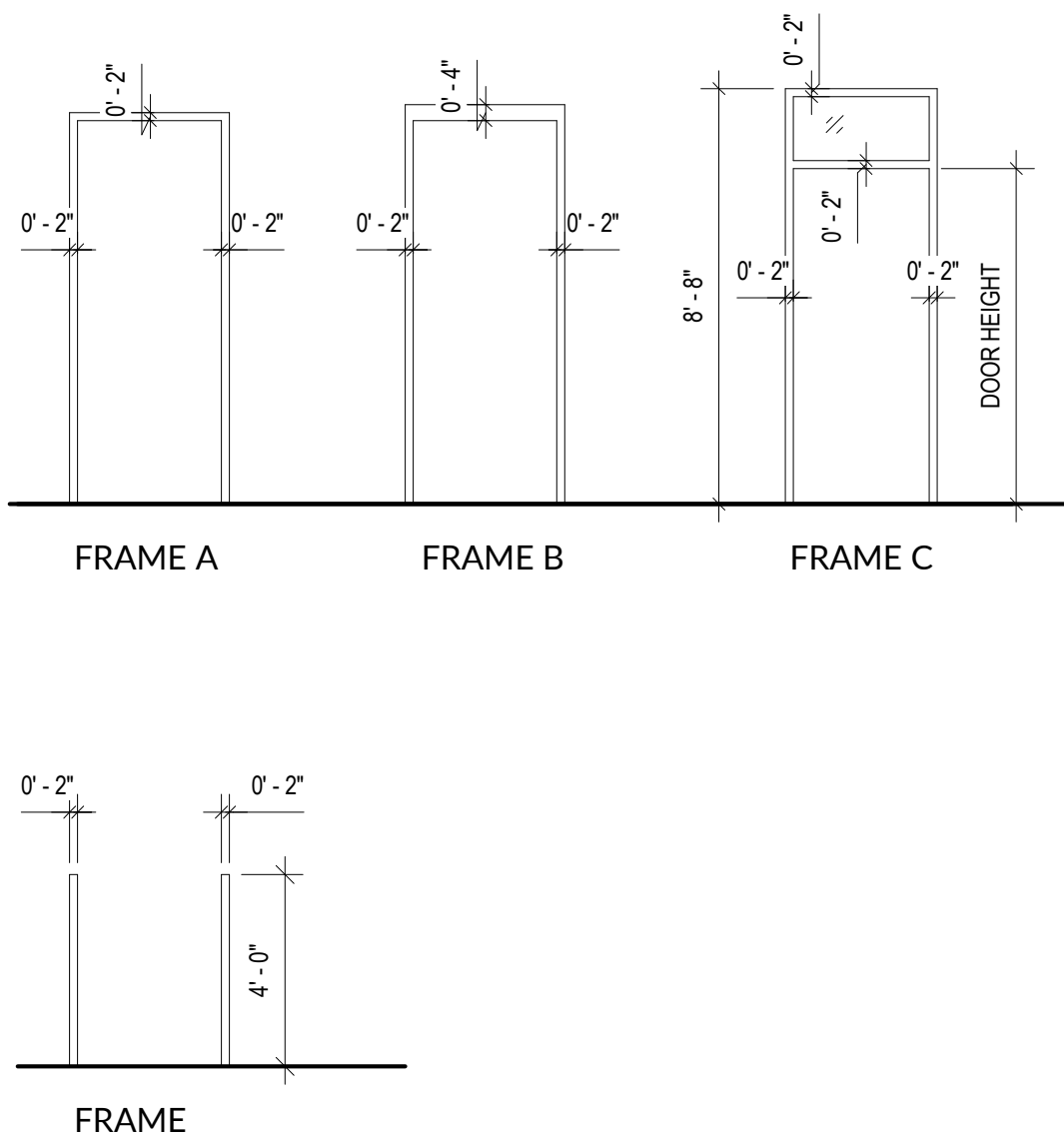


DOOR SCHEDULE									
MARK	DOOR				DOOR MATERIAL	FRAME TYPE	FRAME MATERIAL	HARDWARE GROUP	NOTES
	TYPE	WIDTH	HEIGHT	THICKNESS					
100	D5	6'-0"	7'-0"	1 3/4"	ANODIZED ALUMINUM	C	ANODIZED ALUMINUM	6	
100A	D6	6'-0"	7'-0"	1 3/4"	WOOD	A	HM	12	20 MINUTE FIRE RATED, MAGNETIC LOCK WITH NUMBER PAD ENTRY
100B	D1	3'-0"	7'-0"	1 3/4"	HM	B	HM	10	
101	D4	3'-0"	7'-0"	1 3/4"	ANODIZED ALUMINUM	A	ANODIZED ALUMINUM	6	
101A	D4	3'-0"	7'-0"	1 3/4"	ANODIZED ALUMINUM	A	ANODIZED ALUMINUM	6	
102	D1	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	2	20 MINUTE FIRE RATED
102A	D1	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	2	20 MINUTE FIRE RATED
103	D3	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	5	20 MINUTE FIRE RATED
103A	D3	3'-0"	7'-0"	1 3/4"	ANODIZED ALUMINUM	A	HM	6	
104	D3	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	3	20 MINUTE FIRE RATED
104A	D1	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	1	
105	D3	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	5	20 MINUTE FIRE RATED
105A	D3	3'-0"	7'-0"	1 3/4"	ANODIZED ALUMINUM	A	HM	6	
106	D1	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	3	20 MINUTE FIRE RATED
106A	D1	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	1	
107	D1	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	2	20 MINUTE FIRE RATED
108	D3	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	5	20 MINUTE FIRE RATED
108A	D1	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	9	
108B	D3	3'-0"	7'-0"	1 3/4"	ANODIZED ALUMINUM	A	HM	6	20 MINUTE FIRE RATED
109	D3	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	5	20 MINUTE FIRE RATED
109A	D1	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	9	
109B	D1	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	9	
109C	D3	3'-0"	7'-0"	1 3/4"	ANODIZED ALUMINUM	A	HM	6	
110	D3	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	3	20 MINUTE FIRE RATED
111	D1	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	2	20 MINUTE FIRE RATED
112	D3	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	5	20 MINUTE FIRE RATED
112A	D1	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	9	
112B	D3	3'-0"	7'-0"	1 3/4"	ANODIZED ALUMINUM	A	HM	6	
113	D1	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	4	20 MINUTE FIRE RATED
114	D1	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	4	20 MINUTE FIRE RATED
115	D3	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	5	20 MINUTE FIRE RATED
115A	D1	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	9	
115B	D1	3'-0"	7'-0"	1 3/4"	WOOD	A	HM	9	
115C	D3	3'-0"	7'-0"	1 3/4"	ANODIZED ALUMINUM	A	HM	6	
116	D2	6'-0"	7'-0"	1 3/4"	HM	B	HM	7	
116B	D1	3'-0"	7'-0"	1 3/4"	HM	B	HM	10	
117	D1	3'-0"	7'-0"	1 3/4"	HM	B	HM	11	
118	D1	3'-0"	7'-0"	1 3/4"	HM	B	HM	11	
118C	D7	6'-0"	5'-0"	3"			HM		COIL DOOR
119	D1	3'-0"	7'-0"	1 3/4"	HM	B	HM	9	
120	D1	3'-0"	7'-0"	1 3/4"	HM	B	HM	9	

DOOR



DOOR FRAME



HALF HEIGHT DOOR ELEVATION

3/4" = 1'-0"

2

A601

DOOR NOTES

1. FIELD VERIFY ROUGH OPENING DIMENSIONS
2. SEE SHEET A602 FOR DOOR HEAD, JAMB AND THRESHOLD DETAILS

HARDWARE GROUPS

***GROUP 1 (INTERIOR STORAGE DOORS)**
3 - BB1279 4.5 X 4.5 US26D HINGES (HAGER)
3 - 307D GRAY RUBBER SILENCERS (HAGER)
1 - ND80PD RHODES 626 STOREROOM LOCKSET (SCHLAGE)
1 - 236W X US32D CONCAVE WALL STOP (HAGER)

***GROUP 2 (FIRE RATED STORAGE DOORS W/ LOCK)**
3 - BB1279 4.5 X 4.5 US26D HINGES (HAGER)
3 - 307D GRAY RUBBER SILENCERS (HAGER)
1 - S88D17 SMOKE SEAL SET (PEMKO)
1 - 5200/5957 X 689 CLOSER W/ CUSHION STOP (HAGER)
1 - ND80PD RHODES 626 STOREROOM LOCKSET (SCHLAGE)

***GROUP 3 (OFFICE DOORS, FIRE RATED)**
3 - BB1279 4.5 X 4.5 US26D HINGES (HAGER)
3 - 307D GRAY RUBBER SILENCERS (HAGER)
1 - S88D17 SMOKE SEAL SET (PEMKO)
1 - 5200/5957 X 689 CLOSER W/ CUSHION STOP (HAGER)
1 - ND53PD RHODES 626 ENTRANCE LOCKSET (SCHLAGE)
1 - 190S 10 X 34 .05 US32D KICKPLATE (HAGER)
1 - 236W X US32D CONCAVE WALL STOP (HAGER)

***GROUP 4 (UNISEX RESTROOM DOOR W/ LOCK, FIRE RATED)**
3 - BB1279 4.5 X 4.5 US26D HINGES (HAGER)
3 - 307D GRAY RUBBER SILENCERS (HAGER)
1 - S88D17 SMOKE SEAL SET (PEMKO)
1 - 5200/5957 X 689 CLOSER W/ CUSHION STOP (HAGER)
1 - 236W X US32D CONCAVE WALL STOP (HAGER)
1 - ND40S RHODES 626 PRIVACY LATCHSET (SCHLAGE)
1 - 190S 10 X 34 .05 US32D KICKPLATE (HAGER)
1 - 9070-32 "UNISEX" ADA RESTROOM SIGN (DON-JO)

***GROUP 5 (CLASSROOM DOORS, INSIDE LEVER ALWAYS UNLOCKED, FIRE RATED)**
3 - BB1279 4.5 X 4.5 US26D HINGES (HAGER)
3 - 307D GRAY RUBBER SILENCERS (HAGER)
1 - S88D17 SMOKE SEAL SET (PEMKO)
1 - 5200/5957 X 689 CLOSER W/ CUSHION STOP (HAGER)
1 - ND70PD RHODES 626 CLASSROOM LOCKSET (SCHLAGE)
1 - 236W X US32D CONCAVE WALL STOP (HAGER)
1 - 190S 10 X 34 .05 US32D KICKPLATE (HAGER)

***GROUP 6 (EXTERIOR STOREFRONT DOORS)**
-WIDE STILE WITH 10" BOTTOM 1" LOW E INSULATED TEMPERED GLASS
-CONTINUOUS HINGE
-VONDUPRIN 99 SERIES RIM PANIC
-LCN 4041 CLOSER WITH PARALLEL ARM BRACKET & DROP PLATE
-PULLS & 1 RIM CYLINDER ON PAIRS
-SWEEP BY DOOR MANUFACTURER
-VON DUPRIN #4954 REMOVABLE MULLION ON PAIRS

***GROUP 7 (INTERIOR DOOR PAIR)**
6 - BB1279 4.5 X 4.5 US26D HINGES (HAGER)
2 - 307D GRAY RUBBER SILENCERS (HAGER)
1 - ND80PD RHODES 626 STOREROOM LOCKSET (SCHLAGE)
2 - 282D X US26D 12" EXTENSION EDGE BOLTS (HANGER)

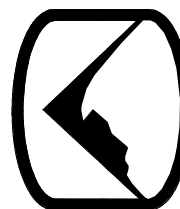
***GROUP 9 (UNISEX RESTROOM DOOR W/ LOCK)**
3 - BB1279 4.5 X 4.5 US26D HINGES (HAGER)
3 - 307D GRAY RUBBER SILENCERS (HAGER)
1 - 5200 X 689 CLOSER (HAGER)
1 - 236W X US32D CONCAVE WALL STOP (HAGER)
1 - ND40S RHODES 626 PRIVACY LATCHSET (SCHLAGE)
1 - 190S 10 X 34 .05 US32D KICKPLATE (HAGER)
1 - 9070-32 "UNISEX" ADA RESTROOM SIGN (DON-JO)

***GROUP 10 (SINGLE EXTERIOR DOOR)**
3 - BB1279 4.5 X 4.5 US26D NRP HINGES (HAGER)
3 - 307D GRAY RUBBER SILENCERS (HAGER)
1 - 5200/5957 X 689 CLOSER W/ CUSHION STOP (HAGER)
1 - 99L-36" X US26D PANIC (VON DUPRIN)
1 - 20-022 X 626 RIM CYLINDER (SCHLAGE)
1 - 171A-36" THRESHOLD (PEMKO)
1 - 303AV-36 X 84 WEATHERSTRIP SET (PEMKO)
1 - 307AV-36" BOTTOM DOOR SWEEP (PEMKO)

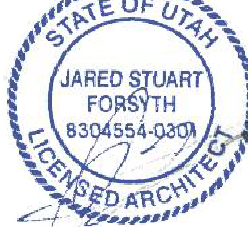
***GROUP 11 (OFFICE DOOR)**
3 - BB1279 4.5 X 4.5 US26D HINGES (HAGER)
3 - 307D GRAY RUBBER SILENCERS (HAGER)
1 - HD53PD RHODES 626 ENTRANCE LOCKSET (SCHLAGE)
1 - 190S 10 X 34.05 US32D KICKPLATE (HAGER)
1 - 236W X US32D CONCAVE WALL STOP (HAGER)

***GROUP 12 (INTERIOR DOOR PAIRS, PANIC HARDWARE, FIRE RATED)**
6 - BB1279 4.5 X 4.5 US26D HINGES (HAGER)
2 - 307D GRAY RUBBER SILENCERS (HAGER)
2 - VONDUPRIN 99 SERIES RIM PANIC
2 - S22D17 SMOKE SEAL SET (PEMKO)
2 - 5200/5957 X 689 CLOSER W/ CUSHION STOP (HAGER)

NOTE: EQUIVALENT HARDWARE IS ACCEPTABLE. ALL DOOR HARDWARE TO OPERATE IN COMPLIANCE WITH 2018 IBC AND CURRENT ADA STANDARDS.



SEAL:



DATE: 11/17/2022

PROJECT: 22-228

MANAGER: CJ

REVISIONS

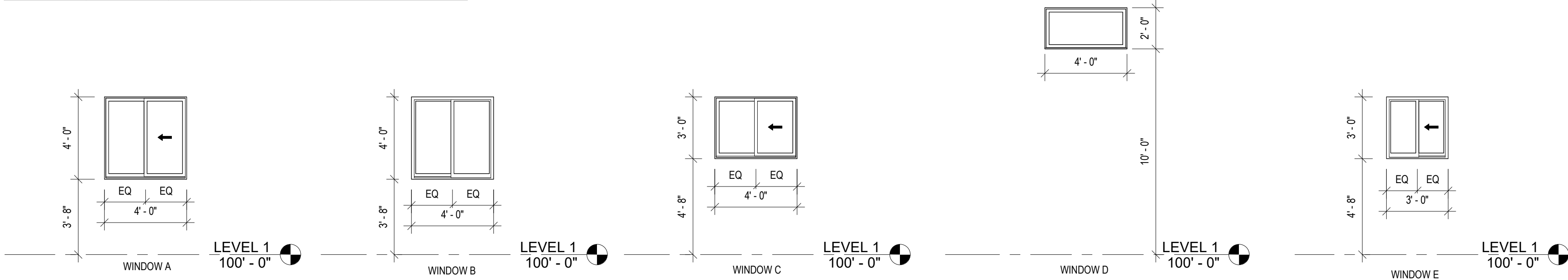
#	DATE	DESCRIPTION
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DOOR SCHEDULE

SHEET NUMBER:

A601

WINDOW SCHEDULE				
MARK	COUNT	WIDTH	HEIGHT	OPERATION
A	5	4'-0"	4'-0"	SLIDER WITH BUG SCREEN
B	2	4'-0"	4'-0"	FIXED
C	2	4'-0"	3'-0"	SLIDER WITH BUG SCREEN
D	6	4'-0"	2'-0"	FIXED
E	1	3'-0"	3'-0"	SLIDER WITH BUG SCREEN



SAFETY GLASS LOCATIONS

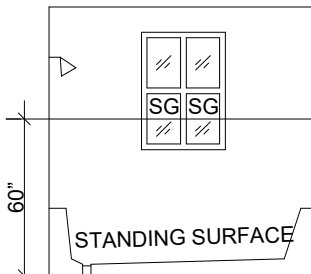
NOTE:
NOT ALL CONDITIONS SHOWN BELOW ARE APPLICABLE TO THE SCOPE OF WORK.

GLASS SCHEDULE

GLASS PRODUCT SCHEDULE FOR WALLS AND DOORS		* - NOT ALLOWED AT SHOWER ENCLOSURES				
NP - NOT PERMITTED A - ACCEPTABLE NR - NOT RECOMMENDED		ANNEALED	WIRED	TEMPERED	LAMINATED	FIRE-RATED
FIRE -RATED	SAFETY NOT REQUIRED	NP	A	NP	NP	A
	SAFETY REQUIRED	NP	NP	NP	NP	A
NON-FIRE -RATED	SAFETY NOT REQUIRED	A	A	A	A	NR
	SAFETY REQUIRED	NP	NP	*	A	NR

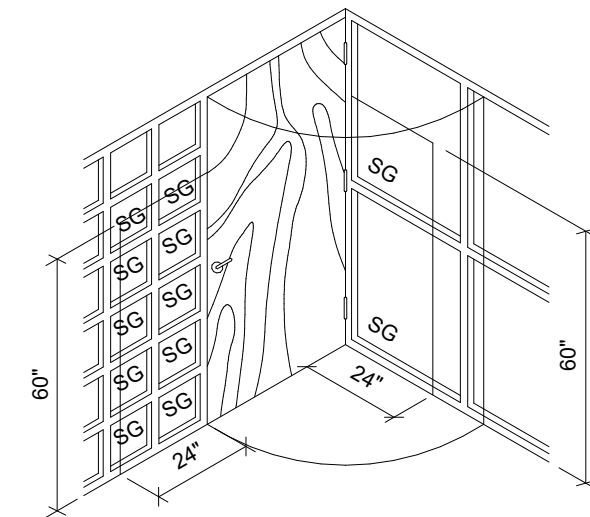
SAFETY GLAZING (SG) IS REQUIRED FOR

WET AREAS

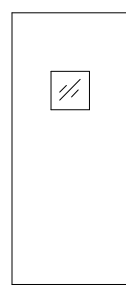


ANY GLASS AROUND THESE AREAS AT 60" OR LESS ABOVE THE STANDING SURFACE IS TO BE SAFETY GLASS

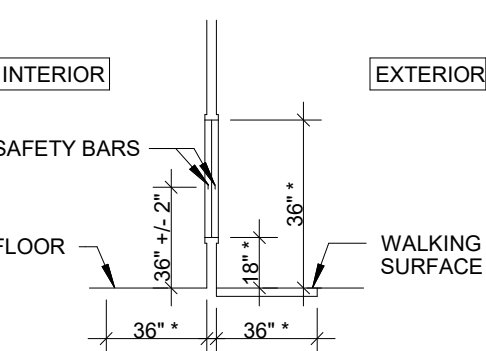
CLOSE PROXIMITY TO DOORS



GLAZED OPENINGS IN DOORS

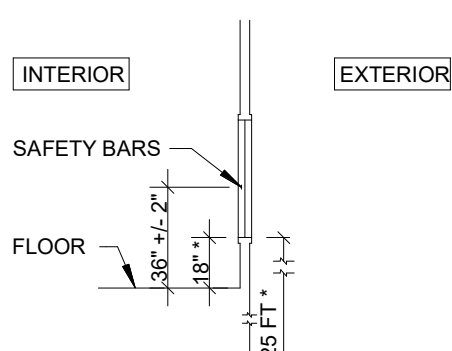


GLAZED OPENINGS IN PARTITIONS



SAFETY GLASS IS REQUIRED WHEN ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
* TOP OF GLAZING IS GREATER THAN / EQUAL 36" AFF
* AREA OF SINGLE PANE > 9 SF
* BOTTOM OF GLAZING IS LESS THAN / EQUAL 18" AFF
* WALKING SURFACE IS LOCATED WITHIN 36" OF ONE OR BOTH SIDES

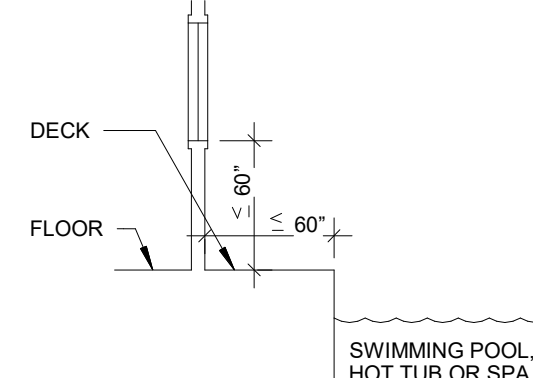
EXCEPTION:
GLASS DOES NOT NEED TO BE SAFETY GLASS WHEN 1 1/2" SAFETY BAR IS INSTALLED WHERE WALKING SURFACE IS WITHIN 36" OF GLASS



SAFETY GLASS IS REQUIRED AT INTERIOR LITE WHEN BOTTOM OF GLAZING IS LESS THAN / EQUAL 18" AFF
EXCEPTION:
INTERIOR LITE DOES NOT NEED TO BE SAFETY GLASS WHEN 1 1/2" SAFETY BAR IS INSTALLED

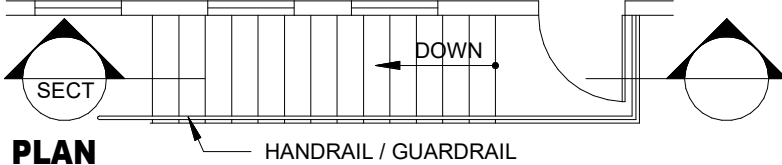
SAFETY GLASS IS REQUIRED FOR EXTERIOR LITE EXCEPT WHEN THE BOTTOM OF THE GLAZING IS GREATER THAN / EQUAL 25 FT ABOVE GRADE

SWIMMING POOLS, SPAS, AND HOT TUBS

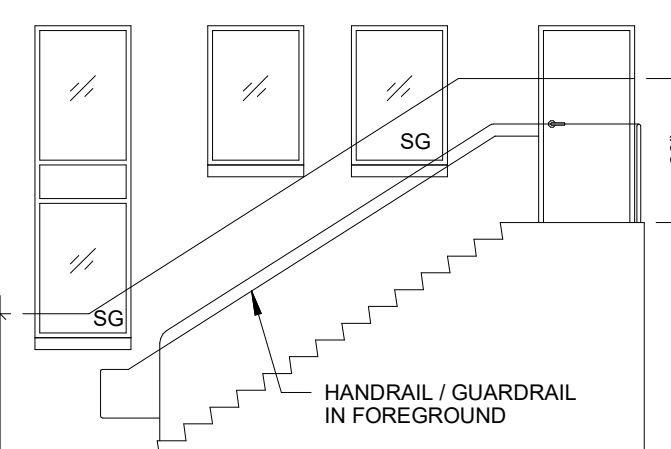


SAFETY GLASS IS REQUIRED IF:
THE BOTTOM OF GLASS IS LESS THAN / EQUAL 60" AFF OR DECK
AND
GLAZING IS LESS THAN / EQUAL 60" FROM EDGE OF POOL, HOT TUB OR SPA

STAIRWAY (OR RAMP) AGAINST BUILDING

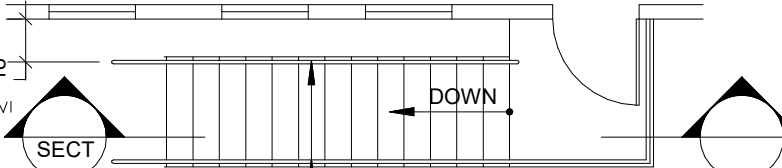


PLAN

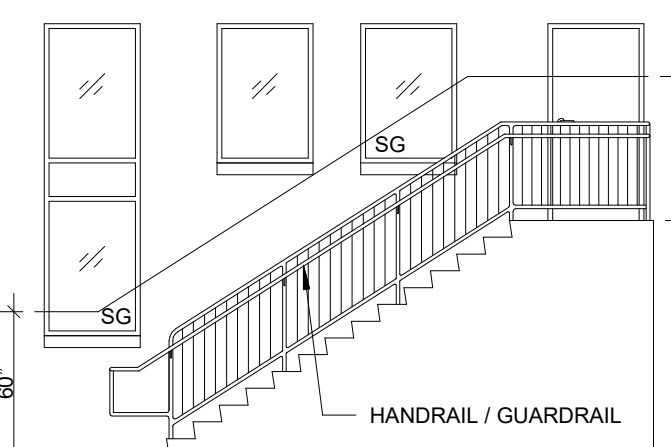


SECTION

STAIRWAY (OR RAMP) WITHIN 18", OR LESS, FROM BUILDING

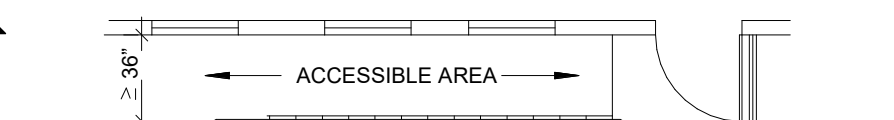


PLAN

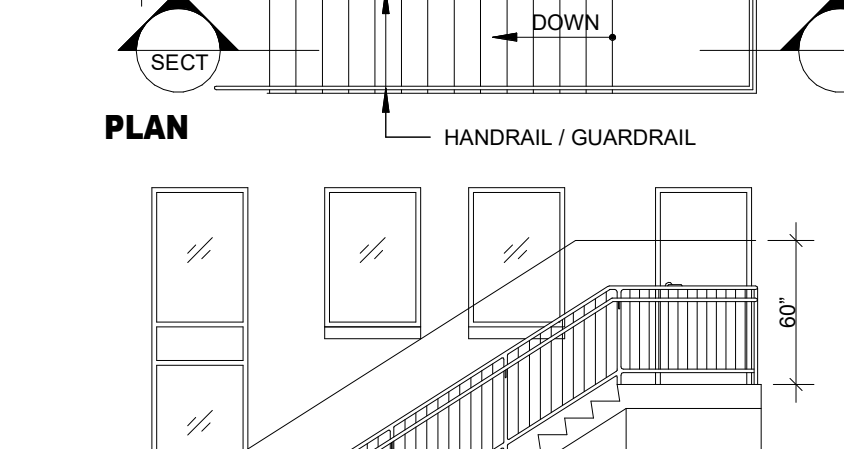


SECTION

STAIRWAY (OR RAMP) WITH ACCESSIBLE AREA OF 36" OR MORE BETWEEN STAIR (OR RAMP) AND BUILDING



PLAN



SECTION

- WINDOW NOTES:**
- SEE COMCHECK FOR U-FACTOR & SHGC VALUES
 - INTERIOR WINDOWS, SUCH AS IN VESTIBULES, MAY BE SINGLED GLAZED GLASS
 - QUANTITIES & ROUGH OPENING DIMENSIONS ARE APPROXIMATE, CONTRACTOR TO VERIFY
 - SEE SHEET A501 FOR WINDOW HEAD, JAMB, SILL & MULLION DETAILS

177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054

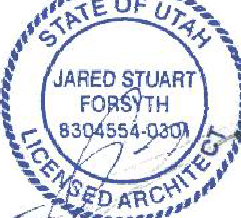


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KIDZ TOWN
2301 N HWY 89
PLEASANT VIEW, UTAH

SEAL:



DATE: 11/17/2022
PROJECT: 22-228
MANAGER: CJ

REVISIONS		
#	DATE	DESCRIPTION

WINDOW
SCHEDULE

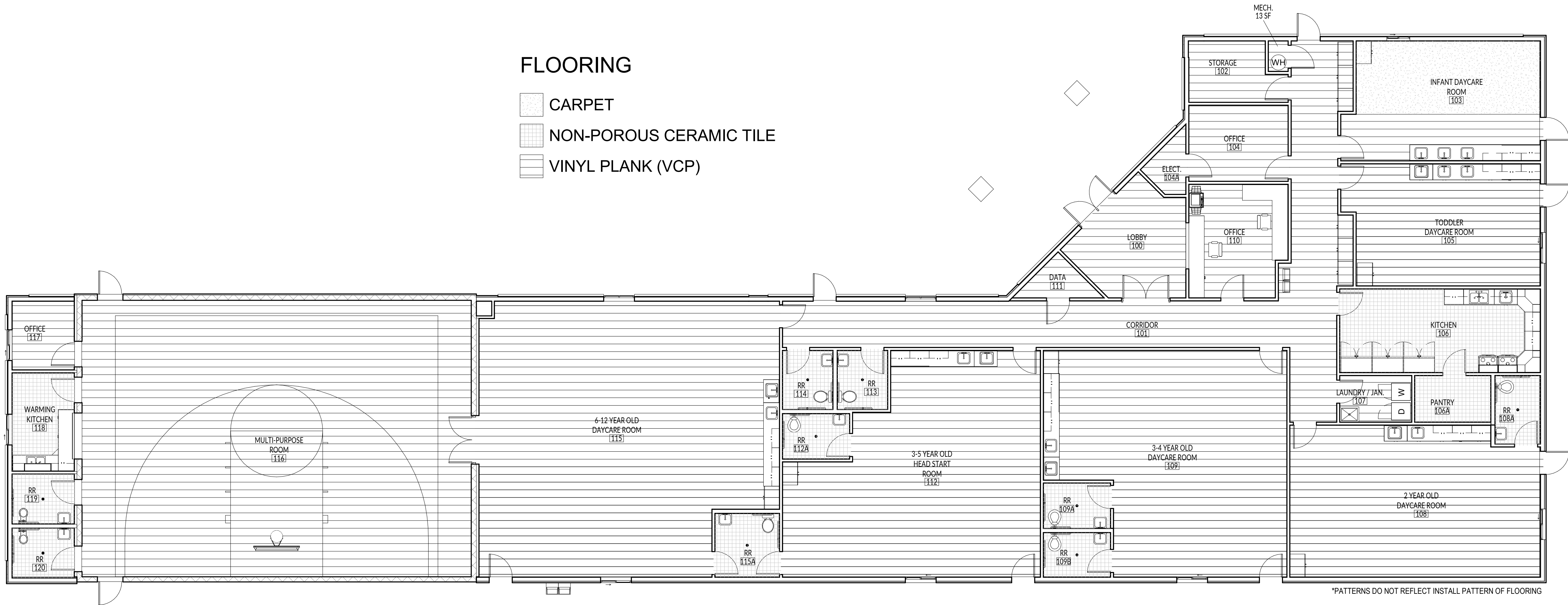
SHEET NUMBER:

A611

FINISH SCHEDULE - INTERIOR									
ROOM NUMBER	ROOM NAME	FLOOR		BASE		WALLS		CEILING	
		CARPET	NON-POROUS CERAMIC TILE	VINYL PLANK (VCP)	RUBBER BASE	CERAMIC TILE	PAINTED G.W.B.	6" WANSKOT	F.R.P. PANELS OVER 58" G.W.B.
LEVEL 1									
100	LOBBY		X	X		X			X
101	CORRIDOR		X	X	X	X		X	
102	STORAGE		X	X	X				X
102A	MECH.		X	X	X				X
103	INFANT DAYCARE ROOM		X	X					X
103	INFANT DAYCARE ROOM	X	X	X	X				X
104	OFFICE		X	X	X				X
104A	ELECT.		X	X	X				X
105	TODDLER DAYCARE ROOM		X	X					X
106	KITCHEN	X			X			X	
106A	PANTRY	X		X		X			X
107	LAUNDRY / JAN.		X	X				X	
108	2 YEAR OLD DAYCARE ROOM		X	X					X
108A	RR	X			X	X	X		X
109	3-4 YEAR OLD DAYCARE ROOM		X	X		X			X
109A	RR	X			X	X	X		X
109B	RR	X			X	X	X		X
110	OFFICE		X	X	X				X
111	DATA		X	X	X				X
112	3-5 YEAR OLD HEAD START ROOM		X	X	X				X
112A	RR	X			X	X	X		X
113	RR	X			X	X	X		X
114	RR	X			X	X	X		X
115	6-12 YEAR OLD DAYCARE ROOM		X	X		X			X
115A	RR	X			X	X	X		X
116	MULTI-PURPOSE ROOM		X	X					X
117	OFFICE		X	X	X				X
118	WARMING KITCHEN	X			X			X	X
119	RR	X			X	X	X		X
120	RR	X			X	X	X		X

FINISH PLAN GENERAL NOTES	
1.	ALL G.W.B. CORNERS SHALL BE FINISHED WITH 2"x2" STAINLESS STEEL CORNER GUARD WITH SMOOTH EDGES. ATTACH PER MANUFACTURER'S INSTRUCTIONS
2.	ALL FLAME SPREAD REQUIREMENTS ARE TO BE MEET AS PER IBC 2018 CURRENT CODE
3.	ALL THRESHOLDS TO BE A MAXIMUM OF 1/2"
4.	ALL WALLS ADJACENT TO SOURCES OF MOISTURE SHALL BE FINISHED WITH TILE OR FRP AS NOTED IN THE FINISH SCHEDULE

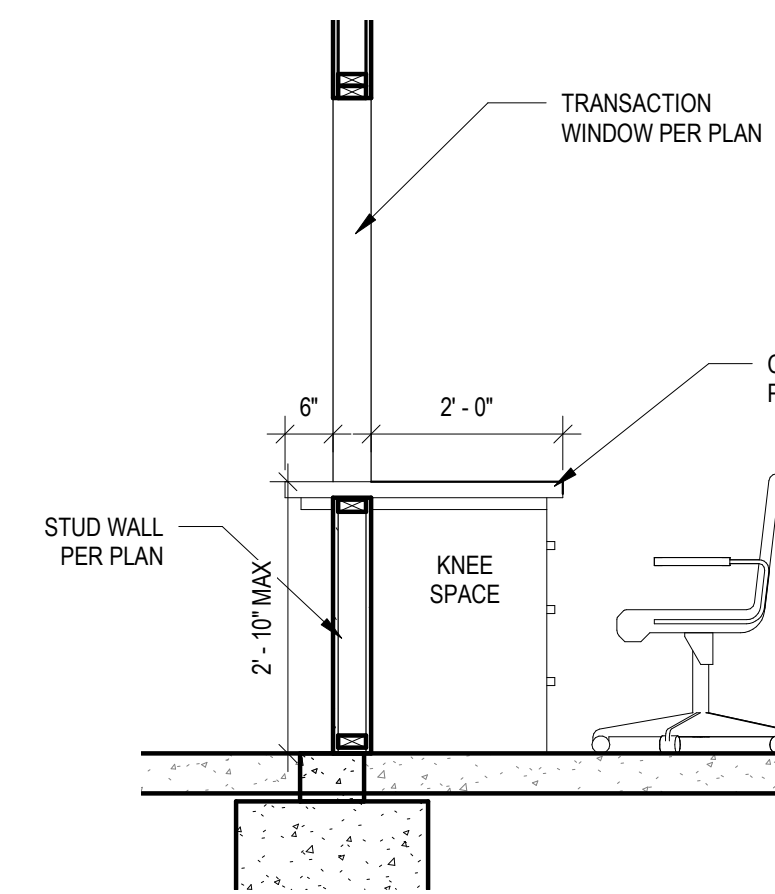
FLAME SPREAD REQUIREMENTS	
MATERIAL	FLAME SPREAD
GYPSUM BOARD (WITH PAPER ON BOTH SIDES)	10 TO 25
CONCRETE BLOCK	0
CARPETING	10 TO 600
CONCRETE	0
ACOUSTICAL CEILING TILE	10 TO 25
NORTHERN PINE (TREATED)	20
SOUTHERN PINE (UNTREATED)	130 TO 190
VCT FLOORING	25
WOOD DOOR	100
CERAMIC TILE	25 OR LESS
FRP	25
RUBBER BASE	150



LEVEL 1 - FINISH PLAN

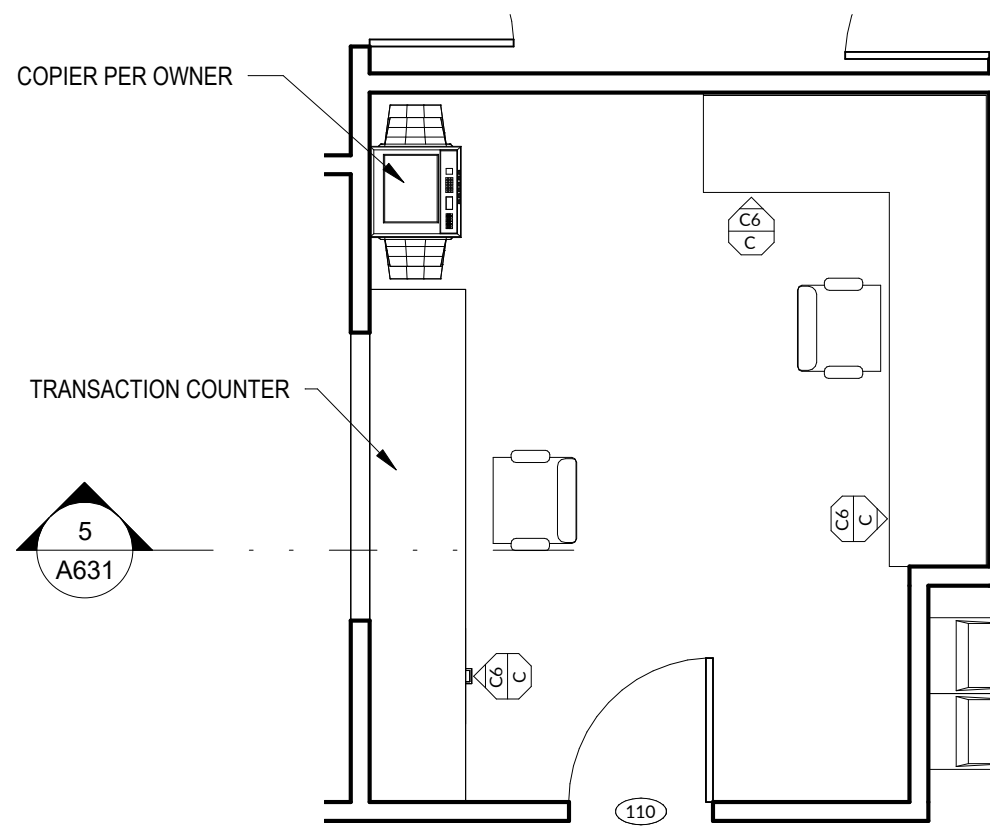
1/8" = 1'-0"

1
A621



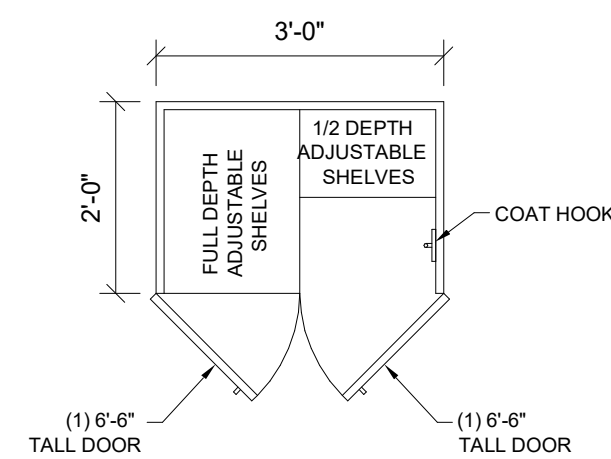
ADA TRANSACTION COUNTER
1/2" = 1'-0"

5
A631



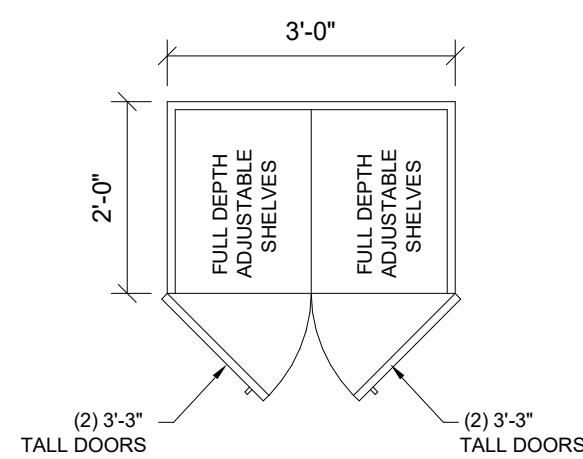
RECEPTION DESK
1/4" = 1'-0"

6
A631



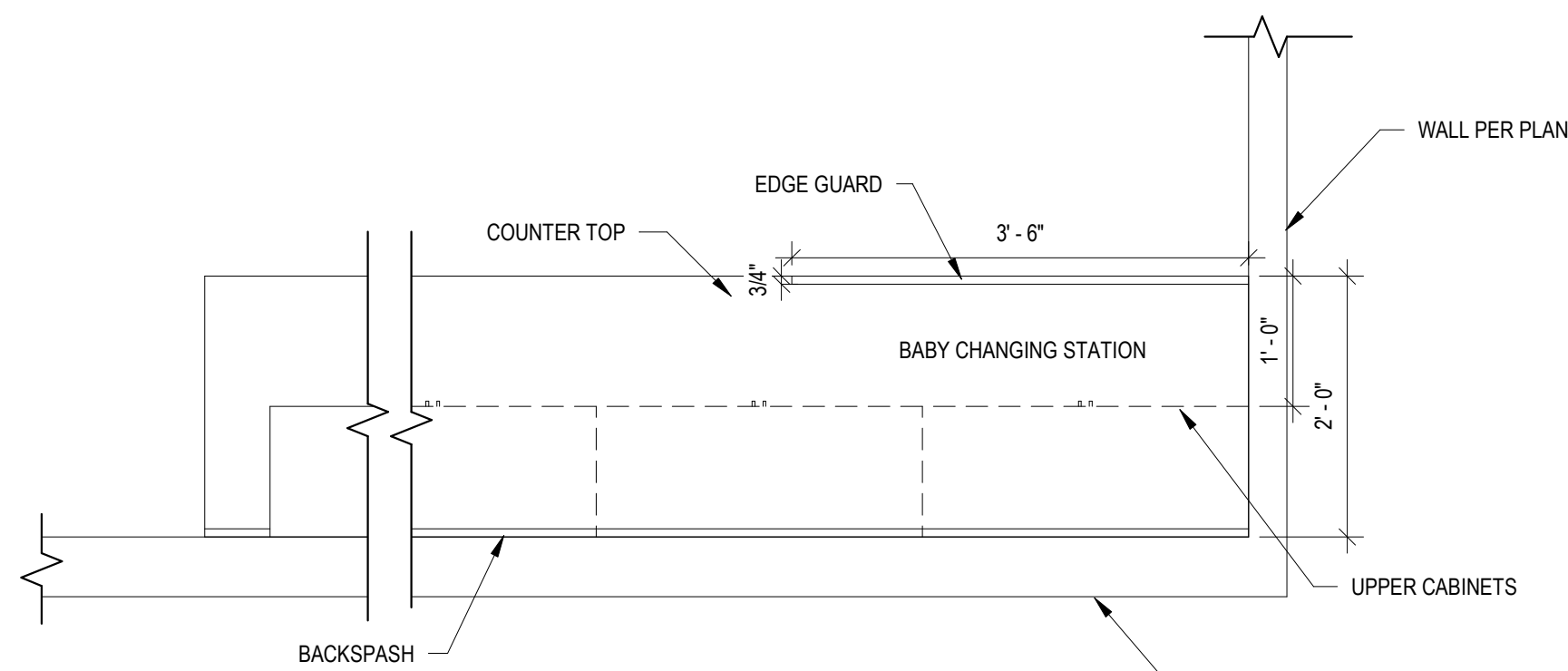
TEACHER'S CABINET: STYLE 'A'
1/4" = 1'-0"

3
A631



TEACHER'S CABINET: STYLE 'B'
1/4" = 1'-0"

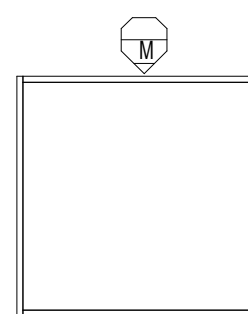
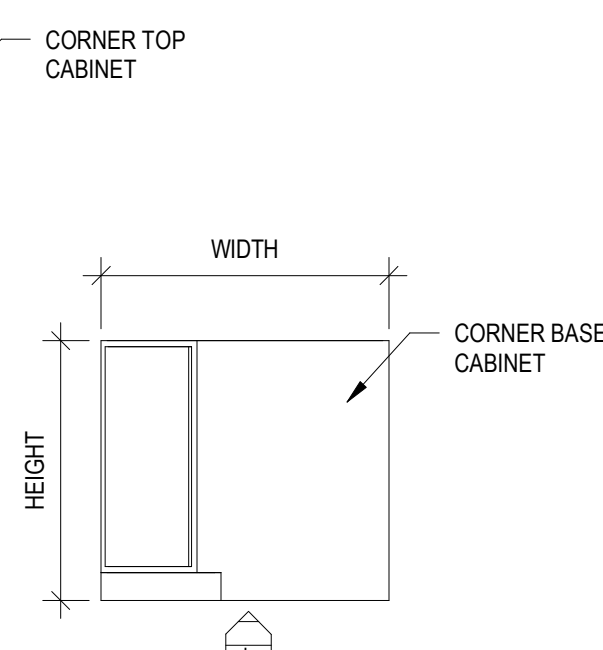
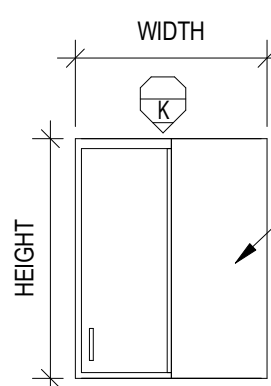
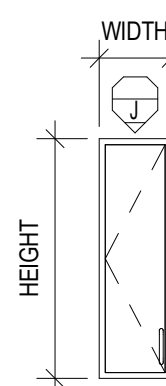
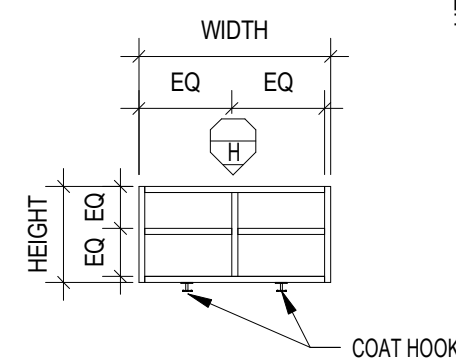
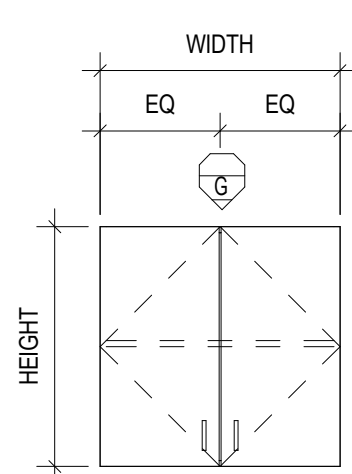
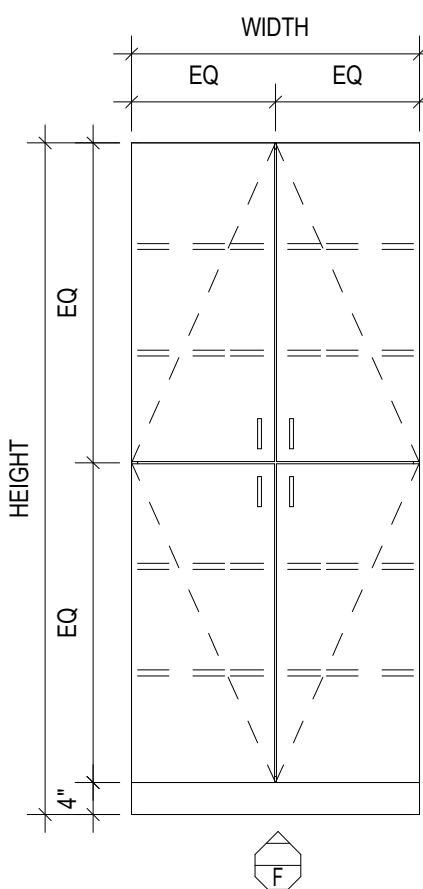
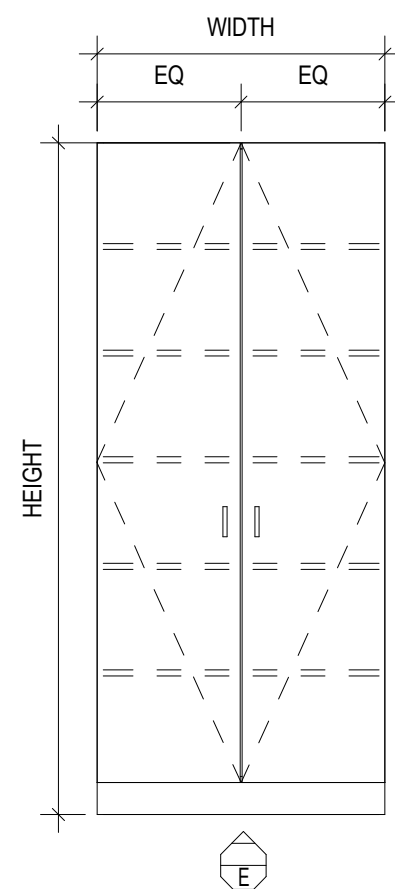
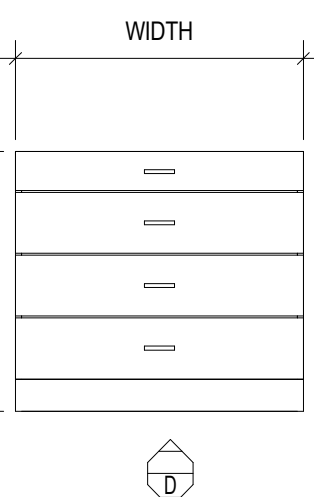
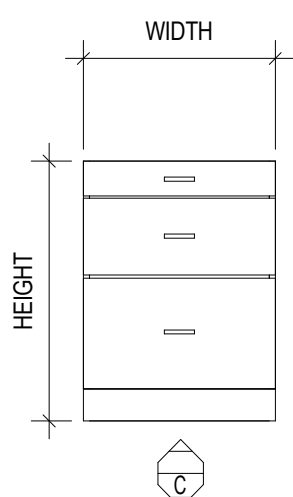
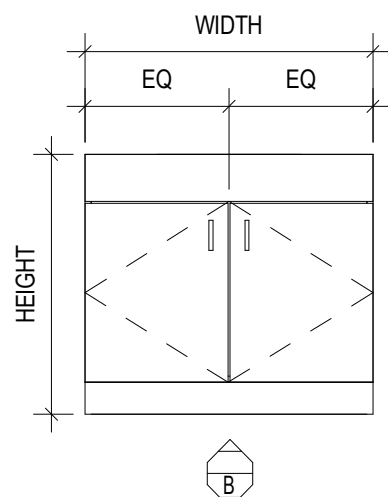
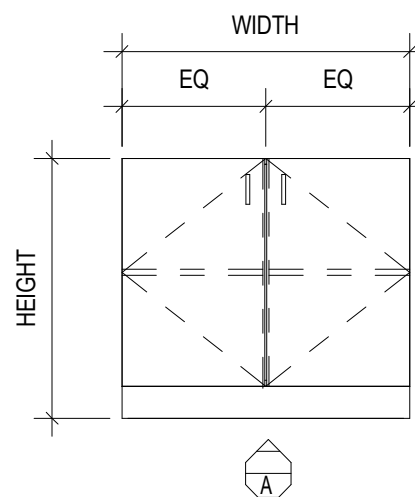
4
A631



BABYCHANGING STATION-PLAN VIEW
3/4" = 1'-0"

7
A631

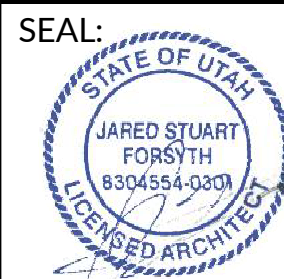
CASEWORK SCHEDULE					
MARK	TYPE	Count	Width	Height	Depth
C1	A	12	3'-0"	2'-8 1/2"	2'-0"
C2	B	3	2'-6"	2'-8 1/2"	2'-0"
C3	B	5	3'-0"	2'-2 1/2"	2'-0"
C4	B	10	3'-0"	2'-8 1/2"	2'-0"
C5	B	2	4'-0"	2'-8 1/2"	2'-0"
C6	C	4	2'-0"	2'-8 1/2"	2'-0"
C7	D	1	1'-0"	2'-8 1/2"	2'-0"
C8	D	4	1'-10 1/2"	2'-8 1/2"	2'-0"
C9	D	1	3'-0"	2'-8 1/2"	2'-0"
C10	E	6	3'-0"	7'-0"	2'-0"
C11	F	6	3'-0"	7'-0"	2'-0"
C12	G	2	2'-0"	2'-6"	2'-0"
C13	G	2	2'-6"	1'-10"	1'-0"
C14	G	19	2'-6"	2'-6"	1'-0"
C15	G	2	3'-0"	2'-6"	1'-0"
C16	G	1	3'-6"	1'-10"	1'-0"
C17	G	1	4'-0"	2'-6"	1'-0"
C18	J	1	0'-10"	2'-6"	1'-0"
C19	J	3	1'-0"	2'-6"	1'-0"
C20	J	1	1'-6"	2'-6"	1'-0"
C21	K	2	2'-0"	2'-6"	1'-0"
C22	L	3	3'-0"	2'-8 1/2"	3'-0"
C23	M	2	2'-6"	2'-6"	1'-0"



CABINET NOTES:
1. FIELD VERIFY DIMENSIONS PRIOR TO ORDERING AND INSTALLING

- MILLWORK NOTES:
- ALL MILLWORK TO CONFORM TO AWC CUSTOM GRADE CONSTRUCTION. ALL CABINETS AND COUNTERS TO BE ANCHORED AND SCRIBED TO ADJACENT SURFACES.
 - ALL COUNTER CORE MATERIAL TO BE 3/4" PARTICLE BOARD OR HARDWOOD PLYWOOD.
 - ALL CONSTRUCTION TO BE FLUSH OVERLAY, SELF-EDGE TOPS UNLESS NOTED OTHERWISE.
 - HARDWARE: FULLY EXTENDED DRAWER GLIDERS; FULLY CONCEALED HINGES; FULLY RECESSED STANDARDS FOR ALL ADJUSTABLE SHELVES; 3-INCH DRAWER / CABINET PULLS W/ BUILDING STANDARD FINISH.
 - ALL EXTERIOR SURFACES SHALL BE PLASTIC LAMINATE. ALL INTERIOR SURFACES TO BE WHITE MELAMINE.
 - ALL MILLWORK SHALL PROVIDE ADA ACCESSIBILITY AND BE CONSTRUCTED TO COMPLY WITH THE APPLICABLE CODES AND REGULATIONS.

KIDZ TOWN
2301 N HWY 89
PLEASANT VIEW, UTAH



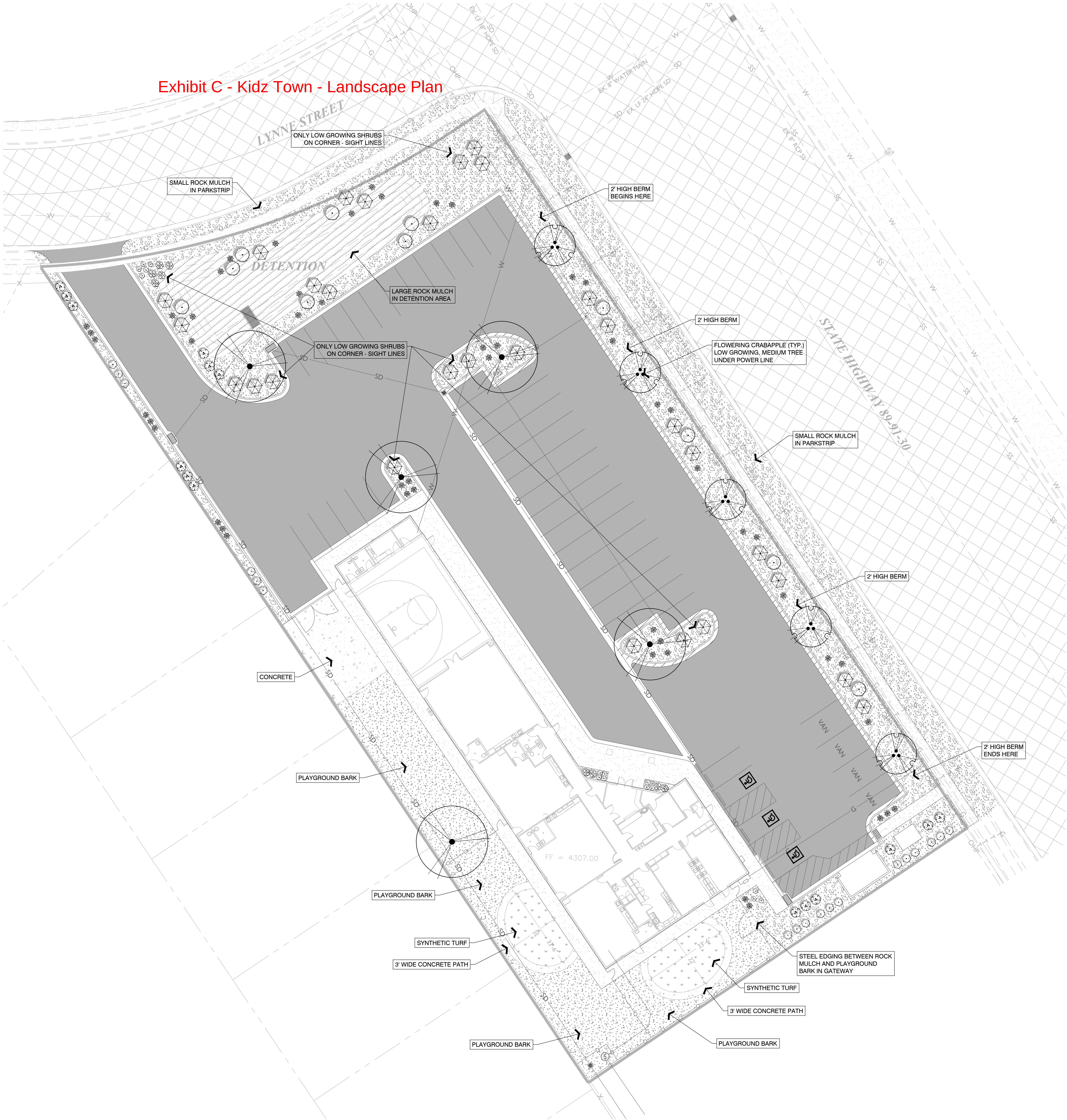
DATE: 11/17/2022
PROJECT: 22-228
MANAGER: CJ

REVISIONS
DATE DESCRIPTION

CASEWORK SCHEDULE

SHEET NUMBER:
A631

Exhibit C - Kidz Town - Landscape Plan



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	GI	5	Gleditsia triacanthos inermis 'Skycole' TM	Skyline Honey Locust	2" Cal.
	MP	5	Malus x 'Prairifire'	Prairifire Crabapple	2" Cal.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	BG	9	Buxus x 'Glencoe' TM	Chicagoland Green Boxweed	5 gal.
	CK	51	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.
	HP	16	Hemerocallis x 'Pardon Me'	Pardon Me Daylily	1 gal.
	PC2	11	Prunus x cistena	Purple Leaf Sand Cherry	5 gal.
	RC	18	Rhamnus frangula 'Columnaris'	Tall Hedge Buckthorn	5 gal.
	RG	29	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.
	SE	15	Syringa x 'SMNSDTP'	Baby Kim® Dwarf Lilac	5 gal.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	RM4	3,478 sf	Large Rock Mulch Rock Mulch Cobble 4-6" over DeWitt 20 Year Weed Fabric	Mulch	
	PB	4,933 sf	Playground Bark 8" deep over compacted subgrade - no weed fabric	Playground	
	RM2	14,131 sf	Small Rock Mulch 3" deep of 2" Crushed Rock Mulch over DeWitt 20 Year Weed Fabric	Mulch	
	AS	1,200 sf	Synthetic Turf	Synthetic Turf	

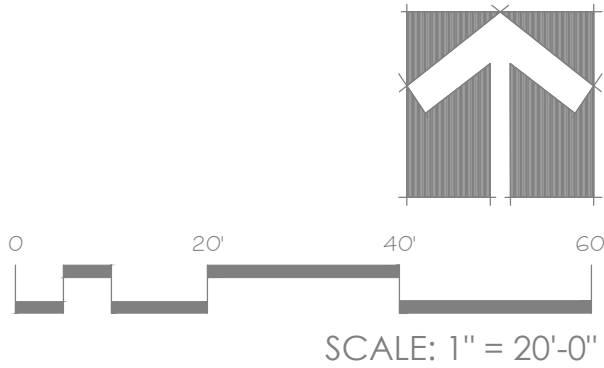


Exhibit D - Kidz Town - Parking Information

Kidz Town Attendance and Staffing numbers

For Roy City and Ogden locations

Our facilities are drop off and pick up. Most any client is there is 15 mins to retrieve their children or sign forms from staff

Roy City- Built in 2018

You can see the proposal on the side of Attachment of that center's lot

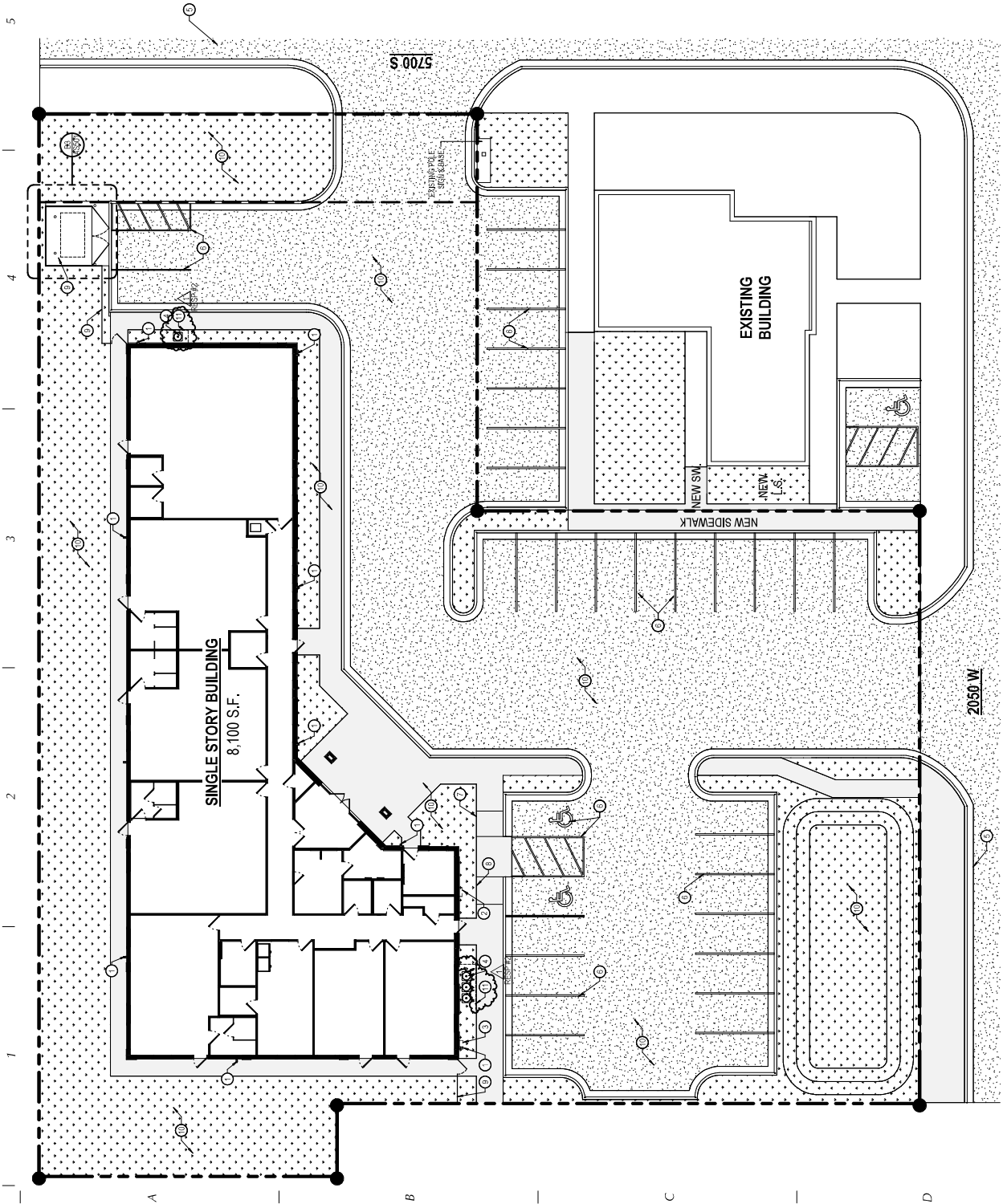
80 Attendance at 1 stall per 8 came 10 stalls

13 Employees equal 13 stalls. We currently have 18 employees but only need about 15 stalls since so many are under 21 so they don't drive yet.

You can see on that attachment that we made more stalls because of easement attached to the parcel was shared parking for the existing building.

Ogden- Built in 2016.

We have 80 children there any given day and 18 employees. That gives us the 25 stalls needed but I can always find a few parking spots there too when I go since half our staff are dropped off or ride the bus.



ARCHITECTURAL SITE PLAN
SCALE: 3/32" = 1'-0"

MARK	REVISION	DATE
1	RESP #2	10 OCTOBER, 2018

SHEET NOTES

1. PREFINISHED ALUMINUM DOWNSPOUT.
2. ELECTRICAL METER.
3. GAS METER, SMALL RESIDENTIAL SIZE.
4. CONDENSING UNITS.
5. PATCH AND REPAIR ANY ASPHALT WHERE REQUIRED BY NEW CONSTRUCTION.
6. PARKING LOT STRIPES AS SHOWN. COLORS SELECTED BY OWNER.
7. LANDSCAPING TO BE DETERMINED BY LANDSCAPE ARCHITECT.
8. ADA VAN PARKING SIGN, SEE QJAS001.
9. CHAIN LINK FENCE WITH GATE.
10. SEE PLAN AND LANDSCAPE DETAILS FOR DETAILS.



KIDZ TOWN SITE ANALYSIS

LOT AREA:	36,849 SF
NEW BUILDING:	8,100 SF (22%)
LANDSCAPED AREA:	10,164 SF (28%)
PLAY AREA:	5,650 SF (INCLUDED)
PARKING	
KIDZ TOWN STALLS REQUIRED:	
1 PER 8 KIDS: 80 KIDS / 8 =	10 STALLS
1 PER EMPLOYEE: 13 EMP / 1 =	13 STALLS
23 STALLS REQUIRED	
PARKING STALLS PROVIDED:	
21 PRIVATE KIDZ TOWN STALLS	
10 SHARED X-ACCESS STALLS	
4 PRIVATE NEIGHBOR STALLS	

TOTAL: 35 STALLS PROVIDED - BOTH PROPERTIES
PAVED AREA: 18,585 SF (50%) (PARKING & SIDEWALKS)

233 SOUTH PLEASANT CIRCLE, SUITE #100
PLEASANT CIRCLE, UT 84062
PHONE: (801) 756-5000
FAX: (801) 756-5001
www.curtisminer.com

DATE: 26 SEPTEMBER, 2018
PROJECT #:
SHEET NO.:
SHEET NAME:
SHEET SCALE:
SHEET DATE:

PROJECT: KIDZ TOWN DAYCARE - ROY
2050 W 2700 S
ROY, UT 84062

SHEET DESCRIPTION: ARCHITECTURAL SITE PLAN
SHEET NUMBER: AS101



Planning Commission Staff Report

3885 North Highway 89 – Zoning Map Amendment
Application – Rezone from RE-20 to R-1 Zone
May 4, 2022

BASIC INFORMATION

Application Number:	ZMA 23.01
Applicant:	Shelly Bailey
Owner:	Charter WC Pleasant View LLC
Acreage:	Approximately 5.75 Acres
Location:	3885 North Highway 89
Current Zoning District:	RE-20
Future Land Use:	Low-Density Residential
Zone Requesting:	R-1 Zone

Planning Commission Review

The Planning Commission and the City Council will consider whether the application should be approved or disapproved based upon the merits and compatibility of the proposed project with the master plan and surrounding land uses and its impact on the surrounding area. They will consider also whether the proposed development, and in turn the petitioned-for rezoning, is needed to provide a service or convenience brought about by changing conditions and which therefore promotes the public welfare. They may require subsequent changes in the concept development plan to achieve compatibility and may impose any conditions to lessen or eliminate adverse impacts. (Ord.2013-2, dated 5/28/13)

Proposal

The applicant is requesting to rezone three parcels of property at 3885 N Highway 89, on property which is currently developed. The current zone for the property is the RE-20 zone, and the applicant is applying to change the zone for these properties to the R-1 zone. The application is for a property that has an existing building on the site, previously used as a charter school. The applicant would like to use the facility as a child daycare, and as such would like to rezone the property to the R-1 zone. The R-1 zone is primarily a single-family zone which however, has child daycares and nurseries as permitted uses.

Existing Site



Zoning Map



Future Land Use Map



LOW DENSITY RESIDENTIAL
(2-3 UNITS/ACRE)

EMPLOYMENT / BUSINESS PARK

RURAL RESIDENTIAL - 2
(1 UNIT/2 ACRES)

NEIGHBORHOOD COMMERCIAL

Factors for Consideration

The Future Land Use Map shows this area as Low Density Residential, which is defined as follows:

"Low Density Residential is located south of the Ogden-Brigham Canal, east of US-89, and north of the 2700 North corridor. This land use classification still remains predominantly low in density, but does have opportunity for lot sizes that are close to a third-acre in size. Development should consist of high-quality construction features and up-scale architectural standards."

Of note, the area being proposed to be rezoned, is to the west of Highway 89, whereas almost all of the RE-20 zone is to the east of Highway 89. This property is part of a single pocket of property that is shown as Low Density Residential, west of Highway 89, on the Future Land Use Map. Furthermore, the property proposed to be rezoned is surrounded on three sides by the Employment / Business Park land use category, and bordered by Highway 89 to the east. On the east side of Highway 89, is more low-density residential. Staff has included a copy of standards from both the R-1 and RE-20 zone for review by the members of the Commission.

The R-1 zone has exactly the same site development standards (i.e. lot width and size requirements) as the RE-20 zone, which is the current zone. The zones are nearly identical, however, the R-1 zone which is proposed for the property, does include 'child daycares and nurseries' as permitted uses (whereas the RE-20 zone does not; hence the desire for the rezone of the property).

Public Comment

There are currently no comments.

This item was noticed on the City website and on the State Public Notice Website.

Staff Recommendation

The Planning Commission should determine whether the R-1 zone is consistent with the General Plan and the Future Land Use Map for this property.

Staff recommends that the R-1 zone can be considered consistent with the Low-Density Residential land use category on the Future Land Use Map for this property. Staff further recommends that a zoning map amendment for this property is a relatively low-risk adjustment to permit the use of the property for a daycare, especially since the change is limited to a specific set of properties, and has an existing building compatible with such a use.

ATTACHMENT 1) Vicinity Map



STAFF CONTACT

Brandon Bell
bbell@pleasantviewcity.com
801-782-8529 Ext: 471

EXHIBITS

A. RE-20 & R-1 Zone Requirements

Exhibit A - 3885 N Hwy 89 Rezone

Chapter 18.10 - RE-20 Zone

18.10.010 Use Regulations. In residential zone RE-20 no building, structure or land shall be used, and no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

- A. Single-family dwellings;
 - B. Churches, except temporary revival tents or buildings; libraries, museums; art galleries;
 - 1. The minimum size of the lot or site used for such purposes shall be one acre.
 - 2. Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises and the source of light shall be suitably screened to avoid annoying illumination of lands outside said premises.
 - C. Public schools; private educational institutions having a curriculum similar to that ordinarily given in public schools;
 - 1. The minimum size of the lot or site used for such recreational or other purposes shall be one acre.
 - 2. Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises, and the source of light shall be suitably screened to avoid annoying illumination of lands outside said premises.
 - D. Public parks, public recreational grounds and buildings; public buildings, public utilities;
 - E. Agriculture, nurseries and greenhouses, provided sale of goods is limited to materials produced on the premises, and there is no retail shop operated in connection therewith; agriculture experiment stations;
 - F. The keeping of animals and fowl for family food productions as an incidental and accessory use to the residential use of the lot; private stables; horses for private use only. Any corral, stable or building for keeping horses, animals, or fowl shall be located not less than one hundred feet from a public street and not less than twenty-five feet from any side or rear lot line;
 - G. The following uses, provided they are conducted on not less than five acres and under the following conditions:
 - 1. Farms devoted to the hatching, raising (including fattening as an incident to raising), slaughtering, dressing and marketing on a commercial scale of chickens, turkeys or other fowl or poultry, rabbits, fish or frogs hatched or raised on the premises.
 - 2. The raising and grazing of horses, cattle, sheep or goats, including the supplementary feeding of such animals, provided, that such raising or grazing is not part of nor conducted in conjunction with, any livestock feed yard, livestock sales yard, slaughter house, animal by-products business or commercial riding academy,
 - 3. Any building, structure or yard for raising, housing or sale of livestock or poultry shall be located not less than one hundred feet from a public street and not less than twenty-five feet from any lot line.
 - H. Household Pets;
 - I. Signs. All signs are subject to the sign regulations of the city.
 - J. Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work;
 - K. Home occupations;
 - L. Accessory uses and buildings customarily and normally incidental and subordinate to the above, and devoted exclusively to the main permitted use of the premises.
- (Ord. 2007-9, 6/26/07; prior codes: Ord. 2001-7, 4/10/01, Ord 94-13, 11/15/1994, Ord. 87-17.03 (part), 1987, §34-3-1) (also see Ord. 95-7, 7/25/95)

18.10.015 Conditional Uses. The following may be permitted only when authorized by a conditional use permit issued by the city:

A. Nurseries and greenhouses (other than nurseries and greenhouses permitted in Section 18.10.010, paragraph E) limited to the sale of:

1. Plants;
2. landscaping materials;
3. fertilizer;
4. pesticide and insecticide products;
5. tools for garden and lawn care.
6. Provided further that a nursery or greenhouse of this type meet the following

standards:

- a. The use to be on a minimum of 5 acres;
- b. The location to be on a major street, arterial or collector as designated on the city's master street plan;
- c. Provision of adequate off-street parking;
- d. Hours of operation 8:00 a.m. to 7:00 p.m.;
- e. No exterior lighting;
- f. No storage of machinery on site except that used in the nursery operation (could be required to be stored in building);
- g. The Planning Commission may consider limits to size of retail shop.

B. Neighborhood Specialty Services: Limited number client service uses, including low impact retail attendant to such services, that are designed to serve educational, artistic and well being needs of the community. Such uses may include, but are not limited to: gardening classes; instruction in yoga, self esteem, dance, art and music; massage therapy; swimming lessons; and small retail sales of items related to classes. All functions will be limited by the available on-site parking.

1. All uses must be located on a lot and within an existing dwelling, which dwelling must remain in such a condition as to readily, with no more than minor remodeling, resume use as a single family dwelling.

2. Except for additional parking facilities, as approved by the City, obvious yard uses such as gardening plots and gathering places, and a sign as allowed herein, the yard areas must remain as if used for a single family dwelling.

3. The location must be on Pleasant View Drive or a major street south of Pleasant View Drive. These streets are considered major streets: 600 West, 1000 West, 1100 West, 2700 North and Highway 89.

4. There must be approved provision of adequate off-street parking;

5. The minimum size of the lot or site used for such purposes shall be one acre.

6. Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises, and the source of light shall be suitably screened to avoid annoying illumination of lands outside said premises.

7. The Planning Commission may impose limits to any aspect of the proposed uses.

8. Signs. One monument style sign no more than four feet in height and less than 26 square feet in area, located within an approved landscaped area, may be allowed as a part of the conditional use.

9. Application for such uses must be accompanied by signed approval of no less than 70% of all property owners and tenants of properties within 500 feet of any portion of the property proposed for such use.

C. Private recreation grounds and facilities not open to the general public and to which no admission charge is made.

1. The minimum size of the lot or site used for such recreational or other purposes shall be one acre.

2. Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises, and the source of light shall be suitably screened to avoid annoying illumination of lands outside said premises.

D. Residential facility for persons with a disability subject to established rule for such facilities. (Ord.2022-21, dated 7/19/22; prior codes: Ord. 2010-13, 4/27/10; Ord. 2007-9, 6/26/07; Ord. 95-2, 3/28/95)

18.10.020 Site Development Standards.

A. Lot Area. The minimum lot area shall be not less than twenty thousand square feet.

B. Lot Width. The minimum width of any lot shall be one hundred feet (100'), at a distance thirty feet (30') back from the front lot line.

C. Lot Coverage. The maximum building lot coverage shall be fifty percent (50%).

D. Main Building Setbacks.

1. Yard-Front. The minimum depth of the front yard for main buildings and for private homes which have minimum side yard of ten feet (10') shall be thirty feet (30'), or the average of the existing buildings, where fifty percent or more of the frontage is developed, but in no case less than twenty feet (20').

2. Yard-Side. The minimum side yard for any dwelling shall be ten feet (10') and the total width of the two required side yards shall be not less than twenty-four feet (24'). Other main buildings shall have a minimum side yard of twenty feet (20') and the total width of the two required side yards shall be not less than forty feet (40'). On corner lots, the side yard, which faces on a street from both main and accessory buildings, shall be not less than twenty feet (20'), or the average of existing buildings where more than fifty percent of the frontage is developed, but in no case less than fifteen feet (15').

3. Yard-Rear. The minimum depth of the rear yard for any main building shall be thirty feet (30'), and for accessory buildings one foot (1'), providing that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet (10') to such side yard.

4. Yard-General. The minimum setback requirement of any yard for any building which abuts 600 West, 1000 West or 1100 West, below Pleasant View Drive, shall be 40 feet. The City Council may waive this special setback requirement in those circumstances where a new project is dedicating and constructing the right of way as shown in the General Plan

E. Accessory Building Setbacks.

1. Yard-Front. The minimum setback shall be thirty feet (30').

2. Yard-Side. The minimum setback shall be ten feet (10'), except if located six feet (6') behind the back line of the main building the minimum setback shall be one foot (1') from the eave drip.

3. Lots Fronting an Arc Curve (cul-de-sac bulbs and knuckles). The minimum front yard setback shall be fifty feet (50'). The minimum side and rear yard setback shall be one foot (1') from the eave drip. A minimum distance from the main building shall be six feet (6').

(Ord.2022-14, dated 5/24/22; prior codes: Ord. 2010-13, 4/27/10; Ord. 2007-9, 6/26/07; Ord. 2007-1, 1/9/07; Ord 96-14, 9/24/96; Ord. 87-17.03 (part), 1987; §34-3-2; §34-3-3; §34-3-4; §34-3-5; §34-3-6)

18.10.030 Building Height. No main buildings shall be erected to a height greater than two and one-half stories or thirty-five feet, and no dwelling structure shall be erected to a height less than one story.

(Ord.2022-14, dated 5/24/22; prior codes: Ord. 2007-9, 6/26/07; Ord. 87-17.03 (part), 1987; prior code §34-3-7)

Chapter 18.20 - R-1 Zone

18.20.010 Use Regulations. In residential zone R-1, no building or structure or land shall be used, and no building shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

- A. Single-family dwellings;
- B. Churches, except temporary revival tents or buildings;
- C. Libraries, museums, art galleries;
- D. Public schools; private educational institutions having a curriculum similar to that ordinarily given in public schools; child day care or nursery;
- E. Public parks, public recreational grounds and buildings; public utilities; private recreational grounds and facilities, not open to the general public, and to which no admission charge is made;
- F. Agriculture: nurseries and greenhouses, provided sale of goods is limited to materials produced on the premises and there is no retail shop operated in connection therewith;
- G. Household pets;
- H. Name plates and signs as follows:
 - 1. Name Plate. One name plate for each dwelling unit, not exceeding two square feet in area, indicating the name of the occupant and/or permitted home occupation,
 - 2. Identification Sign. One sign, not exceeding eight square feet in area for conforming building or conforming uses other than dwellings, boarding or lodging houses, and multiple dwellings,
 - 3. Property Signs. One or more signs not exceeding eight square feet in combined total area for each street frontage of the lot, appertaining to lease or sale of the property. In addition one or more signs of a temporary nature for each approved subdivision under development, or main buildings, or uses under development other than dwellings, provided such signs shall not exceed in combined total area two hundred square feet and that no one sign shall exceed one hundred square feet in area,
 - 4. Service Signs. One or more service signs not exceeding twenty-four square feet in combined total area for each commercial or residential use lawfully occupying the premises, provided no one sign shall exceed eight square feet in area,
 - 5. Business Signs. One or more signs not exceeding in total area two square feet for each one linear foot of street frontage occupied by a nonconforming commercial or industrial use, provided the combined total area of such designs shall not exceed one hundred square feet; such uses not occupying frontage may have one or more signs not exceeding forty square feet in combined total area. In addition, temporary business signs not exceeding one hundred square feet in total area are permitted, provided, that no such temporary sign shall be erected for more than thirty days,
 - 6. Location of Signs.
 - a. Identification or business signs shall not be located in any required front or side yard except that signs attached to a building may project not more than six feet into a required yard, not less than ten feet above the ground.
 - b. Property signs or service signs shall be located not closer than ten feet to any property line. Name plates may be located anywhere on the property,
 - 7. Lighting of Signs. Signs may be illuminated or floodlighted by direct lighting only and the source of light shall not be visible beyond the property upon which located, nor constitute a nuisance. Visible luminous tubes shall be considered as direct lighting. Animated signs are prohibited,
 - 8. Height of Signs. No roof sign shall be erected higher than the height of the main building to which it is attached;
 - I. Temporary buildings for uses incidental to construction work, which buildings must be

removed upon the completion or abandonment of the construction work;

J. Home occupations;

K. Accessory uses and buildings customarily and normally incidental and subordinate to the above and devoted exclusively to the main permitted use of the premises. (Ord. 87-17.03 (part), 1987: prior code §34-7-1)

18.20.020 Lot Area. The lot area regulations are the same as residential zone RE-20. (Ord. 87-17.03 (part), 1987: prior code §34-7-2)

18.20.030 Lot Width. The lot width regulations are the same as residential zone RE-20 (Ord. 87-17.03 (part), 1987: prior code §34-7-3)

18.20.040 Yard-Side. The minimum side yard for any dwelling shall be ten feet and the total width of the two required side yards shall be not less than twenty-four feet. Other main buildings shall have a minimum side yard of twenty feet and the total width of the two required side yards shall be not less than forty feet. The minimum side yard for a private garage shall be ten feet, except that private garages and other accessory buildings, located at least six feet in the rear of the main building may have minimum side yard of one foot, provided, that no private garage or other accessory building shall be located closer than ten feet to a dwelling on an adjacent lot. On corner lots, the side yard, which faces on a street for both main and accessory buildings, shall be not less than twenty feet, or the average of existing buildings where more than fifty percent of the frontage is developed, but in no case less than fifteen feet. (Ord. 87-17.03 (part), 1987: prior code §34-7-4)

18.20.050 Yard-Front. The minimum depth of the front yard for main buildings and for private garages which have a minimum side yard of ten feet shall be thirty feet, or the average of the existing buildings where fifty percent or more of the frontage is developed, but in no case less than twenty feet. All accessory buildings other than private garages shall be located at least ten feet in the rear of the main building. (Ord. 87-17.03 (part), 1987: prior code §34-7-5)

18.20.060 Yard-Rear. The minimum depth of the rear yard for any main building shall be thirty feet, and for accessory buildings one foot, provided, that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet to such side yard. (Ord. 87-17.03 (part), 1987: prior code §34-7-6)

18.20.070 Building Height. No building shall be erected to a height greater than two and one-half stories or thirty-five feet, and no dwelling structure shall be erected to a height less than one story. (Ord. 87-17.03 (part), 1987: prior code §34-7-7)



Planning Commission Staff Report

1584 W. 2700 N. – Zoning Map Amendment Application -
Rezone from MCM Manufacturing to CP-3 Commercial
May 4, 2022

BASIC INFORMATION

Application Number:	ZMA 23.02
Applicant:	David Chugg
Owner:	PV CSTORE LLC
Acreage:	1.17 Acres
Location:	1584 West 2700 North
Current Zoning District:	MCM
Future Land Use:	Mixed-Use
Zone Requesting:	CP-3

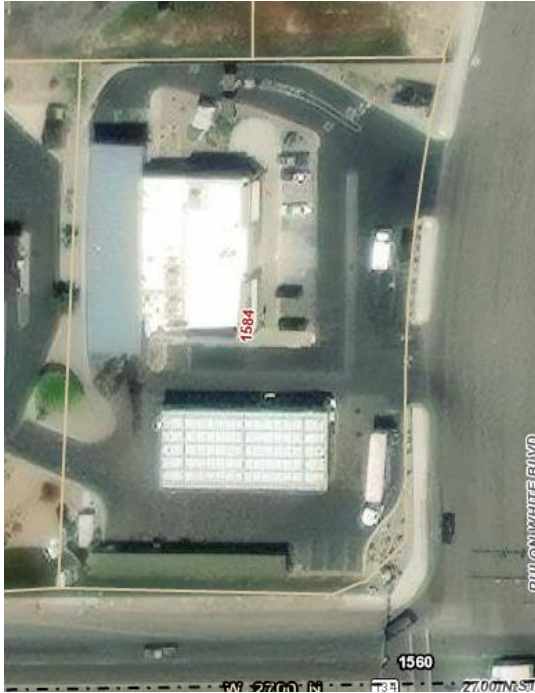
Planning Commission Review

The Planning Commission and the City Council will consider whether the application should be approved or disapproved based upon the merits and compatibility of the proposed project with the master plan and surrounding land uses and its impact on the surrounding area. They will consider also whether the proposed development, and in turn the petitioned-for rezoning, is needed to provide a service or convenience brought about by changing conditions and which therefore promotes the public welfare. They may require subsequent changes in the concept development plan to achieve compatibility and may impose any conditions to lessen or eliminate adverse impacts. (Ord.2013-2, dated 5/28/13)

Proposal

The applicant is requesting to rezone property at approximately 1584 W 2700 N. This is a proposed rezone for a parcel, that is currently developed. The current zoning of the property is the Manufacturing Commercial Mix zone. The applicant is applying to change the zoning to CP-3 Commercial. The parcel to the east is currently in process of consideration to be rezoned to the C-2 Commercial zone (the closest zone to the prior zone for that property, which was eliminated).

Existing Site

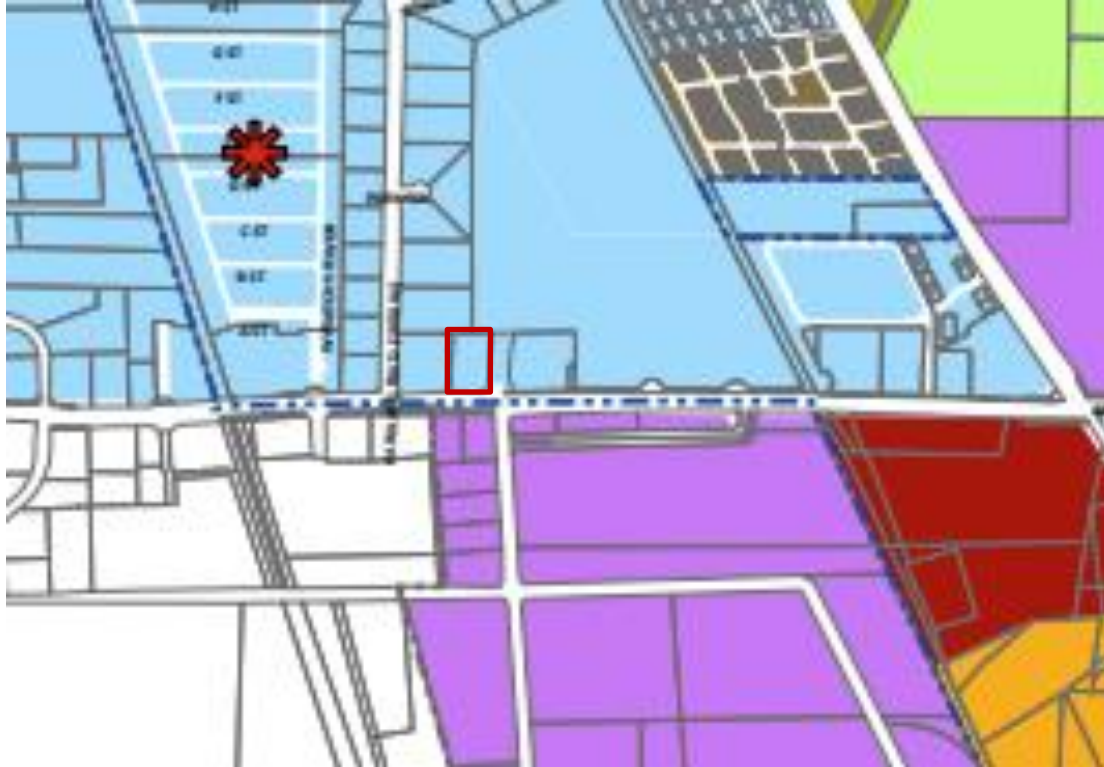


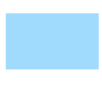
Zoning Map

The zoning map shows the current zoning in this area:



Future Land Use Map



 MIXED USE
(2700 NORTH SPECIAL AREA PLAN)

Factors for Consideration

This item is for a property that has an existing service station on the site. The applicant would like to add a vape shop to the property. Tobacco shops (which category vape shops are determined to fall under) are a permitted use in the CP-3 zone, whereas they are not in the current MCM zone. The applicant is therefore applying to change the zone to the CP-3 zone in order to enable this use as a possibility on the property.

Vape shops are defined in Utah Code as a 'retail tobacco specialty business'. As part of the business licensing process, the applicant must demonstrate that the property meets the state requirements for a vape shop (specialty retail tobacco establishment) under state code. These criteria should not be considered as part of the rezone request. However, the rezone request is pre-requisite to the business licensing process, (which, again, will establish whether the state

requirements are met). The main consideration for the zoning request should be whether the CP-3 zone is appropriate for the property based on the General Plan and the Future Land Use Map.

The General Plan makes multiple statements regarding the this being a mixed use area but refers to these goals for mixed-use applying to new developments specifically (which new developments, are stated as requiring approval and adoption of a Specific Area plan).

However, the General Plan does state that the "2700 North Corridor is recognized to be the desired location for Regional Commercial, which are large scale developments that attract patrons from a geographical area from in and outside of the City. The location for this type of development is at the western City limits at 2700 North, and lies in the 2700 North Corridor area."

While the statement above does reference regional commercial, the site has an existing building on it, and is therefore not making a proposal for new development, nor redeveloping at this time, and the statement may potentially be considered as establishing the appropriateness of individual commercial uses in this area. The current zone (Manufacturing Commercial Mix zone) clearly includes commercial uses, as indicated even in it's title.

The Future Land Use Map identifies the property as in the Mixed-Use land use category. This category does not have a specific density range specified for it. The clearest defining attributes of this zone listed in the General Plan state that it is a land use classification that "has both residential and non-residential components. There must be more than fifty percent non-residential component to any given mixed-use development." In relation to this statement, it should be noted that the CP-3 zone supports a wide range of uses.

The Planning Commission should determine whether the CP-3 zone is consistent with the Future Land Use Map and the General Plan.

Public Comment

There are currently no comments.

This item was noticed on the City website and on the State Public Notice Website.

Staff Recommendation:

The Planning Commission should determine whether they believe the CP-3 zone is compatible with the statements made in the General Plan, the Future Land Use Map, and the Mixed-Use land use category.

Staff has included the list of permitted uses for both zones to provide the opportunity to compare what the main changes in permitted uses would be, should they find it needful to do so. The primary consideration for the Commission should be whether the desired CP-3 zoning district is compatible with the General Plan and the Future Land Use Map.

ATTACHMENT 1) Vicinity Map



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EXHIBITS

A. Permitted Uses In CP-3 & MCM Zones

Exhibit A- Zoning Map Amndt - 1584 W 2700 N

Permitted Uses in MCM & CP-3 Zones

Attachment #1, 18.31.040 Use Regulation

"P" will be permitted use.

"C" will be allowed only when authorized by a Conditional Use Permit.

"N" will not be allowed in that zone:

Zones CP-1, CP-2, and CP-3 Uses-	Zoning		
	CP-1	CP-2	CP-3
Uses			
Accessory buildings and uses customarily incidental to a permitted use	P	P	P
Air conditioning sales and service.	N	P	P
Altering, pressing, and repairing of wearing apparel	P	P	P
Ambulance Base Stations	N	C	C
Animal Grooming, small animals only and provided business is conducted within completely enclosed building	C	P	P
Animal hospital, small animals only and provided is conducted within completely enclosed building	N	C	P
Antique, import, or souvenir shop	C	P	P
Archery shop and range, provided business is conducted within completely enclosed building.	N	P	P
Art and artist's supply store	P	P	P
Assisted Living (Large)	N	C	N
Assisted Living (Small)	C	C	C
Assisted Living (Limited Capacity)	C	C	C
Athletic and sporting goods store	C	C	C
Athletic club	N	C	P
Automobile parts sales	N	P	P
Automobile repair including paint, body and fender, brake, muffler, upholstery, or transmission work, provided business is conducted within completely enclosed building	N	P	P
Awning sales and service.	N	P	P
Baby formula service.	P	P	P
Bakery manufacture limited to goods retailed on premises.	P	P	P
Bank or financial institution	P	P	P
Barber shop	P	P	P
Beauty shop	P	P	P
Bicycle sales and service	P	P	P
Blue printing or photostating	C	P	P
Boarding house.	C	C	C
Boat sales and service.	N	P	P
Book store, retail.	P	P	P

Zones CP-1, CP-2, and CP-3 Uses-	Zoning		
Uses	CP-1	CP-2	CP-3
Bottling works.	N	C	P
Bowling alley.	N	C	C
Building materials.	N	C	C
Bus terminal.	N	C	C
Cab driver/Cab service	N	C	C
Café or cafeteria	C	P	P
Camera store.	P	P	P
Candy store confectionery	P	P	P
Carbonated water sales.	N	P	P
Carpenter and cabinet shops	N	C	P
Carpet, rug, and linoleum cleaning service	N	P	P
Car wash, self service manual spray	C	P	P
Car wash, automatic	N	C	C
Catering establishment.	C	P	P
China, crystal, and silver shop	P	P	P
Christmas tree sales.	P	P	P
Church.	C	C	C
Circus, carnival, or other transient amusement	N	C	C
Clothes cleaning and dyeing establishment	C	P	P
Clinics, medical or dental.	P	P	P
Clothing and accessory stores	C	P	P
Communication equipment building.	C	P	P
Costume rental	N	P	P
Dairy products store.	P	P	P
Day care center	P	P	P
Data processing service and supplies.	C	P	P
Dance studio.	C	P	P
Delicatessen.	P	P	P
Dental office	P	P	P

Zones CP-1, CP-2, and CP-3 Uses-	Zoning		
Uses	CP-1	CP-2	CP-3
Department store.	C	P	P
Diaper service including cleaning	N	P	P
Drapery and curtain store	C	P	P
Drive-in refreshment stands.	C	P	P
Drug store	P	P	P
Dry cleaning pickup station.	P	P	P
Educational institution.	N	P	P
Egg and poultry store, providing no live bird slaughtering or eviscerating permitted	P	P	P
Electrical and heating appliances and fixture sales and service.	N	P	P
Electrical equipment sales and service	C	P	P
Employment agency	N	P	P
Equipment rental and service	N	C	C
Express and transfer service	N	P	P
Fabric and textile store	C	P	P
Film exchange establishment.	C	P	P
Fix-it shop.	C	P	P
Five and ten-cent stores	P	P	P
Flooring or floor repair	C	P	P
Florist shop	P	P	P
Frozen food lockers (incidental to a grocery store or food business).	C	P	P
Fruit store or stand	P	P	P
Furniture sales and repair	N	P	P
Fur apparel sales, storage or repair	N	P	P
Garden supplies and plant materials sales.	P	P	P
Gift shop	P	P	P
Glass sales and service.	C	P	P
Government buildings or uses, nonindustrial.	C	P	P
Greenhouse and nursery	P	P	P
Grocery store.	C	P	P
Gunsmith	C	P	P

Zones CP-1, CP-2, and CP-3 Uses-	Zoning		
Uses	CP-1	CP-2	CP-3
Gymnasium.	N	P	P
Hardware store	C	P	P
Health club.	N	P	P
Health food store.	P	P	P
Hemstitching shop.	C	P	P
Hobby and crafts store	P	P	P
Hospital supplies.	N	P	P
House cleaning and repair.	N	P	P
House equipment display.	N	P	P
Household appliance sales and incidental services	N	P	P
Ice cream parlor	P	P	P
Ice store or vending station	C	P	P
Insulation sales	N	P	P
Insurance agency	C	P	P
Interior decorating and designing establishment.	C	P	P
Jewelry store sales and service.	P	P	P
Laboratory, dental or medical.	C	P	P
Laundry or dry cleaners, Laundromat-type	C	P	P
Laundry or dry cleaning establishment.	C	P	P
Lawn mower sales	N	P	P
Leather goods, sales and service	P	P	P
Legal office	P	P	P
Library.	P	P	P
Linen store.	C	P	P
Liquor store	N	N	N
Locksmith.	P	P	P
Lodge or social hall	N	N	C
Lodging house.	N	C	C
Lounge	N	N	N

Zones CP-1, CP-2, and CP-3 Uses-		Zoning		
Uses		CP-1	CP-2	CP-3
Luggage store.		P	P	P
Lumber yard.		N	C	C
Manufacture of goods retailed on premises.		N	C	C
Meat, fish, and sea food store		C	P	P
Medical office		P	P	P
Millinery.		C	P	P
Miniature golf		N	P	P
Monument works and sales		N	P	P
Mortuary		N	C	C
Motel.		N	C	P
Motorboat sales and service.		N	P	P
Motorcycle and motor scooters sales & service		N	P	P
Museum		C	P	P
Music store		C	P	P
Needlework, embroidery, or knitting store		P	P	P
Newsstand		P	P	P
Night club or social club		N	N	N
Notions store		P	P	P
Novelty store		C	P	P
Nursery school		C	P	P
Office in which goods or merchandise are not commercially created, exchanged, or sold		C	P	P
Office supply.		P	P	P
Office machines sales and service.		C	P	P
Online Auto Sales		C	N	N
Oil burner shop.		N	C	P
Optometrist, optician, or oculist.		P	P	P
Ornamental iron sales or repair.		C	P	P
Paint or wallpaper store		P	P	P
Paperhanger shop		C	P	P
Park and playground.		P	P	P

Zones CP-1, CP-2, and CP-3 Uses-	Zoning		
Uses	CP-1	CP-2	CP-3
Parking lot.	C	C	C
Pest control and exterminator.	N	P	P
Pet and pet supply store	C	P	P
Pharmacy	P	P	P
Photographic supplies.	P	P	P
Photo studio	P	P	P
Popcorn or nut shop.	P	P	P
Post office.	C	P	P
Printing, lithographing, publishing, or reproductions sales and services	N	P	P
Plumbing shop.	C	P	P
Professional, office	P	P	P
Public utilities substation.	C	C	C
Radio and television sales	C	P	P
Radio, television, FM broadcasting station.	N	P	P
Real estate agency	C	P	P
Reception center or wedding chapel	C	C	C
Recreation center.	C	P	P
Rental agency for home and garden equipment.	C	C	P
Restaurant	C	P	P
Restaurant drive-in.	C	P	P
Roller skating rink.	N	C	C
Roofing sales or shop.	N	P	P
Second hand store.	C	P	P
Seed and feed store.	C	P	P
Service station, automobile excluding painting, body, fender, and upholstery work.	C	P	P
Service station, self service only.	C	P	P
Sewing machines sales and service.	C	P	P
Shoe repair or shoe shine shop.	P	P	P
Shoe store	C	P	P

Zones CP-1, CP-2, and CP-3 Uses-	Zoning		
Uses	CP-1	CP-2	CP-3
Sign, animated (only time & temperature animated sign in CP-2.)	C	C	C
Sign, business	C	P	P
Sign, construction project	C	P	P
Sign, flat	C	P	P
Sign, free standing.	C	P	P
Sign, identification and information	C	P	P
Sign, marquee.	C	P	P
Sign, name plate.	C	P	P
Sign, off premise.	C	P	P
Sign, projecting	C	P	P
Sign, roof	C	P	P
Sign, temporary	C	P	P
Sign, wall	C	P	P
Storage, vehicles	C	C	C
Storage rental units (personal)	N	C	C
Storage, contractor equipment	C	P	P
Supermarket.	C	P	P
Tailor shop.	P	P	P
Tavern	N	N	N
Taxidermist.	C	P	P
Temporary building for uses incidental to construction work. Such building shall be removed upon completion of construction work	P	P	P
Theater, indoor.	N	P	P
Theater, outdoor	N	C	C
Tobacco shop	N	C	P
Tourist courts	N	C	C
Toy store, retail.	C	P	P
Towel and linen supply service	N	P	P
Travel agency.	P	P	P
Transfer company	N	C	C

Zones CP-1, CP-2, and CP-3 Uses-	Zoning		
Uses	CP-1	CP-2	CP-3
Typewriter repair.	C	P	P
Upholstery shop.	C	P	P
Used car lot	N	C	P
Variety store.	C	P	P
Vegetable store or stand	P	P	P
Ventilation equipment sales and service.	N	C	P
Warehouse storage.	N	N	P
Welding shop	N	C	C
Window washing establishment	C	P	P

(Ord. 2022-5, dated 6/14/2022) (Ord.2020-10, 9/22/2020) (Res. 93-A(2), 5/25/93) (Ord. 93-5, 2/9/93) (Ord. 95-11, 10/24/95)

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 foot of gross retail space.

7. Light manufacturing - one space for every five hundred square feet of gross floor area plus any parking required for business vehicles.

8. Warehousing - one space for every one thousand square feet of gross floor area for the first twenty thousand square feet. One space for every two thousand five hundred square feet of gross floor area for warehousing over forty thousand square feet.

9. Trucking businesses - one space for every two employees plus parking for each truck associated with the business.

10. Research and Development - one space for every three hundred and fifty square feet of gross floor area plus parking for business vehicles.

11. Listed and unlisted uses may provide alternate data from a traffic engineer or other appropriated source which may be considered by the planning commission for use in a site plan.

C. Parking stall size.

1. All parking stalls shall have a nine foot by 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 by sixteen feet and parallel parking stalls shall be ten feet by twenty-two feet.

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

3. Aisle width should be a minimum of twenty-four feet for ninety degree parking and may decrease with one way angled parking to twenty feet for sixty degree, fifteen feet for forty-five degree and thirty degree and twelve feet for zero degree (parallel) parking.

4. Compact spaces shall be labeled accordingly on the plan and on the pavement.

5. Handicap stalls shall be provided, sized, and labeled as per the most current version of the Americans with Disabilities Act.

D. Any area that requires stacking shall accommodate a minimum of three cars without infringing on access or circulation within the site.

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 concrete or masonry wall and landscaping to include trees.

G. All parking lots shall be hard surfaced with asphalt or concrete or other substitute as approved by the city engineer. Such lots shall be appropriately graded to retain storm water and yet not become a hazard to the use.

H. Lots with over twenty-five spaces shall include at least ten percent internal landscaping and 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.2000-29, 12/12/00)

18.33.060 Permitted and Conditional Uses.

A. A permitted use is a use by right in the zone and shall be allowed as long as it meets city standards as specified in the zoning ordinance. A site plan review is required with the planning commission but public notification is not required.

B. A conditional use is a use that may only be appropriate if additional conditions beyond the standard requirements in this zoning ordinance are applied. A conditional use may be denied

if the planning commission finds that it can not meet the standards of the zoning ordinance or cannot apply reasonable conditions to improve compatibility or that the use is not necessary or desirable at that particular location as per Chapter 18.54. A conditional use requires a public hearing with the planning commission.

C. The following table lists categories of use and individual uses. "P" stands for permitted, "C" stands for conditional and "X" stands for not allowed. (Ord.2022-21, dated 7/19/22; prior codes: Ord.2001-7, 4/10/01; Ord.2000-29, 12/12/00)

<u>LAND USE</u>	<u>MCM</u>
Adult Day Care Facility	C
Agricultural Industry	C
Accessory Use to:	
A listed permitted use	P
A listed conditional use	P
Any permitted uses over 5 acres	C
Assisted Living Facility (Large, Small and Limited Capacity)	C
Automotive, RV, Mobile Home or Truck Sales	C
Service	C
Gas Pumps	C
Community Uses	P
Convenience Store	C
Detention Facilities	C
Fast Food Restaurant	C
Greenhouses	P
Hardware/Building Materials	C
Hospital	C
Hotel/Motel	C
Indoor Recreation/Entertainment	C
Kennels	P
Major Retail (Intensive)	C
Manufacturing within an enclosed building	P
Medical/Dental Office/Clinic & Vet	P
Neighborhood Services	P
Office	P
Outdoor Storage as part of a principle use	C
Open Storage	X
Outdoor Recreation/Entertainment	C
Pawnshop/Check Cashing/Tattoo	C
Personal and Household Services	P
Private Club	C
Public Utility Installation	C
Rehabilitation/Treatment Facility	C
Unlicensed Rehabilitation/Treatment Facility	C
Restaurant (Sit Down)	
Without Alcohol	P
With Alcohol	C
Self Storage	C
Shelter for the Homeless	C
Shopping Center	C
Signs:	
Signs on the building	P
(10% of first story face)	

Monument sign (6' high, max. 75 sq.ft.)	P
Pole Sign (15' setback, 35' high max., 200 sq.ft. max.)	C
Temporary or Mobile	C
SOB	C
Specialty Retail	C
State Store	C
Temporary Use	P
Trucking	C
Warehousing	C

18.33.070 Site Plan Required. For all permitted and conditional uses, detailed site, grading, drainage, landscape and utility plans are required. A checklist of requirements for the site plan shall be maintained by the city but the general intent is that any plan submitted shall be sufficiently detailed so that all issues pertaining to the development of the site can be clearly understood. Such plans shall be to scale. (Ord.2000-29, 12/12/00)

18.33.080 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 in to compliance within ten days, the fines and/or procedures specified above shall begin. (Ord.2000-29, 12/12/00)



Planning Commission Staff Report

Zoning Text Amendment Application – Municipal Utility Facilities May 4, 2023

BASIC INFORMATION

Applicant: Pleasant View City

PROPOSAL

The City is in need of an additional water tank to provide additional pressure in municipal water supply. However, the City currently has a requirement that all lots on which structures are going to be required to be on subdivided properties (known as lots) and not on parcels (mostly undevelopable plots of land). However, different zones have a requirement for minimum lot sizes, lot width, frontage on a public right-of-way, etc. The Mayor has asked staff to prepare a proposed text amendment to enable these requirements to be dramatically lessened for municipal utility use. The reasoning for this different standard is to ensure that such structures serve a critical municipal purpose and deserve unique consideration as a result. Such facilities may be viewed similar to public streets in that both serve an essential city purpose and as a result advance the purposes of state and city code relating to development, in that they enable the City to meet its essential needs for its current and future residents. Purposes in these codes include goals such as promoting the health, safety and welfare of City residents, and the City as a whole. Additionally such facilities, have an overwhelmingly utilitarian purpose, and hence lessening requirements is compatible with the nature of these facilities.

Making it easier to build such facilities, enables the City to build such facilities and fulfill the core purposes of City and State codes.

Staff Recommendation

Staff recommends that the Planning Commission review the proposed text and offer their thoughts and considerations.

Public Comment

There have been no comments currently.

STAFF CONTACT

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EXHIBITS

A) DRAFT TEXT AMENDMENT

Exhibit A -

17.02.150 Licenses and Permits: From the effective date of this Ordinance, no license or permit, including the issuance of a building permit for the construction, alteration, or modification of any building or structure, shall be issued by the City unless such permit or license complies with the requirements and provisions of this Ordinance, including a determination that the lot or parcel, proposed for the license or permit, is a legal lot created pursuant to the provisions of this Ordinance, or subsequent Subdivision Ordinances, or is a legal lot of record. Any license or permit issued in conflict with the provisions and requirements of this Ordinance shall be void. (Ord.2008-5, dated 4/8/08).

Exceptions from these requirements are as follows:

a. Subdivision Requirements and Site Development Standards for Municipal Utility Facilities.

Lots intended for use by a municipal utility facility, shall not be required to have frontage along a public or private right-of-way, public improvement requirements, lot width requirements, nor any lot area and landscaping requirements, and site development standards, except as noted within this provision. Such lots shall address any stormwater detention and retention issues and requirements. Notwithstanding the permitted uses listed for each zone, municipal utility facilities shall be a permitted use in each zone in the City. Structures on such lots shall be required to be located thirty feet (30') from any public right-of-way, and fifteen feet (15') from all other property lines. The height limit for structures on such lots shall be 40 feet (40') for such lots, in all zones, which height shall be measured from the highest point of contact of the finished grade with the structure. This provision shall prevail over all standards listed in specific zones.

Lots shall be identified for this use, by the City Administrator, by denoting the lot as a Restricted Lot (R-Lot) on a subdivision plat, which shall be approved by the Planning Commission, and shall be recorded, with the signature of the Mayor, and Planning Commission Chair on the plat. The plat shall contain a note, designating that building permits on any R-Lot approved for this purpose, shall be issued only for municipal utility related structures and facilities. Site plans shall be administratively reviewed by the Planning Department, on such lots, for conformity to the standards in this provision, at the time of application for a building permit.

Lots designated for such facilities are permitted to be accessed by a vehicular access easement on adjoining lots or parcels, ultimately connecting to a public right-of-way, which may be noted on the plat, and/or by an easement agreement for adjacent lots or parcels. Such vehicular accesses shall not be required to be paved.