



Pleasant View Planning Commission

Meeting Agenda

Thursday, July 6, 2023

6:00 p.m.

- 6:00 P.M. 1. **Call to Order.**
- Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought.
(Commissioner Sean Wilkinson)
 - Declaration of Conflicts of Interest.
- 6:05 P.M. 2. **Legislative Update.** Cameron Diehl, Executive Director of Utah League of Cities and Towns (ULCT).
- 6:30 P.M. 3. **Public Hearings – Administrative Considerations.**
- Minor Subdivision.
Consideration of an application for approval of a Minor Subdivision for the property located at approximately 883 West Pleasant View Drive.
 - Conditional Use Permit and Site Plan for Soda Shop.
Consideration of an application for approval of a Conditional Use Permit and Site Plan for a soda shop (drive-in refreshment stand).
- 7:15 P.M. 4. **Adjournment.**

*Notice is hereby given that the Planning Commission of Pleasant View City will hold a special meeting at the City Office Building, 520 W Elberta Dr., Pleasant View, Utah, 84414 on **Thursday, July 6, 2023, at 6:00 PM.***

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



Planning Commission Staff Report

Soda Shop (Drive-In Refreshment Stand) - Conditional Use Permit & Site Plan Application July 6, 2023

BASIC INFORMATION

Applicant: Scott Cope and Kevin Fullmer

Owner: Sugar Dog Properties

Location: 883 W Pleasant View Drive

PROPOSAL

The applicant is requesting approval for a conditional use permit and site plan for a proposed soda shop, and is in the process of completing a subdivision for this property, which has been considered at this meeting. The site is not available for a building permit, until a subdivision plat is recorded, among other approvals and requirements. The property is located in the CP-1 zone, at 883 W. Pleasant View Drive.



A NOTE REGARDING CONDITIONS OF APPROVAL & RECOMMENDATION TO TABLE THIS ITEM

Before sharing the typical Staff Review, Staff would like to weigh-in regarding the current technical viability of the project. In recent months, Planning Staff has advocated for and recommended the use of Conditions of Approval in items considered and approved by the Commission. The intent of these recommendations is to be fair to the City, its residents, and to applicants – all equally at the same time. Staff has a professional responsibility to ensure that projects are both technically viable and also have shown a demonstrated ability to comply with City ordinance, Public Work Standards and other health,

safety and welfare requirements. Staff is of the opinion that Conditions of Approval should be permitted, if the technical viability of the project does not depend on outstanding issues that have not been resolved with a satisfactory, formally proposed solution and design, (such as unresolved or incomplete sewer, water, stormwater, or other utilities designs and solutions), or where the ordinance is not certain to be able to be complied with, through minor adjustments, after Planning Commission approval.

When technical viability has not been demonstrated, with solutions formally proposed, for items such as utilities, etc., or the ordinance or other requirements are not certain to be able to be complied with, given needed, but uncertain design adjustments, Staff recommends those projects should not be approved by the Planning Commission:

Staff is of the opinion that for this project, at present, that these standards have not yet been met, and that this item should be tabled, for the following reasons:

- *Staff has not been provided a final design, location, or solution for either the sewer service line or the stormwater drainage line in the civil construction documents, including technical details, etc. (after Staff has proposed options and provided recommendations and requirements to assist with these solutions).*
- *There is a low-hanging power line that traverses the property. Rocky Mountain Power has strict standards for distance requirements for buildings from power lines. Staff needs verification from Rocky Mountain Power that the building is outside of the required distance from powerlines, by providing a distance shown on the plat, and superimposed on a sheet on the site plan documents, or alternatively that the powerline height or location will be adjusted, to permit the building being located in the proposed location (as currently shown on the site plan). Staff recommends that the applicant identify on the site plan and also on the subdivision plat, the easement or area where the building may not be located due to Rocky Mountain Power distance requirements.*
- *There are a number of easements and access agreements that should be shown on or referred to on the subdivision plat. These should be shown on the subdivision plat and overlaid onto the site plan to demonstrate how they may affect the site plan. All easements required on the plat and/or described in the conditions of approval for the subdivision, should be verified and shown in the correct location on the plat, per the City Engineer, and/or Weber County Recorder's Office review. Because these easements are not shown on the current plat or site plan, Staff cannot verify that there are not any potential conflicts regarding easements, with the design proposed for the site plan.*

These are fundamental issues, that affect the technical viability of the project. Additionally, the design of the site plan may be affected by the above requirements. Staff recommends that the Planning Commission table this item until solutions to the above listed issues have been approved by the DRC Committee, in accordance with the Public Works Standards, and City ordinances.

Staff is also prepared to provide a review of the project relating to the project, which follows, as there are other issues which will eventually need to be considered in order for the site plan to be approved, either at this time, or at a future meeting:

18.54.020. Conditional Use Permit The consideration of a conditional use permit shall also include the consideration of a site plan as contained in this chapter, and the Planning Commission may impose any conditions or requirements designated or specified to meet the provisions of this chapter and the City's General or Master Plans.

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: *A site plan has been provided by the applicant, and is reviewed in this Staff Report.*

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.2022-21, dated 7/19/22; prior codes: Ord.2022-5, dated 6/14/2022; Ord. 91-1, 6/11/91)

Staff Comment: *Per the use table referred to in 18.31 of City Code, in the ordinance provision above which governs the CP-1 zone, which this property is in, Drive-In Refreshment Stands are a conditional use. As a conditional use, additional conditions may potentially be proposed, related to this application, to mitigate negative impacts to neighboring properties, and the surrounding area. Given recent changes in state law, there are limitations regarding what conditions can be imposed on conditional uses. Recent updates in Utah state code regarding conditional uses require that conditional uses may only be denied, if negative impacts of a use cannot be reasonably mitigated. These updates supercede City Code, if there are any conflicts between the two. Further, a use cannot be denied, if the negative impacts are able to be reasonably mitigated, but are not able to be fully eliminated. The updates in state code, as they pertain to this application, will be addressed later in this report.*

18.31.050 Yard and Height Regulations.

A. Maximum Heights. 1. CP-1 and CP-2 - 35 Feet;

2. CP-3 - 65 feet B. Minimum Yard Setbacks. 1. Front, twenty feet for all buildings and walls or fences over three feet in height.
2. Side, none except ten feet adjacent to residential boundary.
3. Side facing street on corner lot twenty feet.
4. Rear, none except ten feet where building rears on a residential zone. (Ord. 91-1, 6/11/91) 5. Any yard which abuts 600 West, 1000 West or that part of 1100 West below Pleasant View Dr., requires a minimum setback of forty feet for all buildings and walls or fences over three feet in height. (Ord 96-14, 9/24/96)

Staff Comment: *The proposed structure on the proposed site plan does meet the required setback above. On the west side of the building, it is clear that the building meets the setback, but an exact distance from the west property line is not shown. Staff recommends that the applicant add a distance from the closest point of building on the west side of the property (similar to the other ones that have been provided to the other property lines).*

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) PLEASANT VIEW CITY TITLE 18 - ZONING 18 - 81 18.31.070

Staff Comment: *There are 9 stalls proposed for parking on the site. The site easily meets the general standard of 3 square feet of parking for each square foot of sales floor area. There is no internal sales floor space, as it is a drive through facility, but the area dedicated to parking is greater than 3 times the floor area of the building.*

However, there are recreation facilities nearby, including the pickleball courts, and the park to the west, and there is the potential for significant amount of customers eating and relaxing at the site, for periods of time, hence Staff has discussed with the applicant and recommends as a condition of approval that a shared parking agreement be entered into with the City to ensure there is enough parking for the site. Such an agreement will need to be approved by the City Council. Staff has also discussed with the applicant dedicating property in the Pleasant View Park Road, which currently extends into the road, but is part of the parcel proposed for the soda shop, as part of the same agreement as the shared parking agreement, or a related agreement to it. The applicant has provided an exhibit showing similar establishments with their parking amounts and layouts (See Exhibit C). Staff is of the opinion that with a shared parking agreement, and the proposed amount of on-site parking, the parking should be sufficient.

On a related note to parking, is also the issue of vehicular stacking, while waiting to order from the building. There is an approximately 60-70 foot pathway to the order window leaving room approximately for 3-4 cars in the stacking area. An additional 1-2 cars may possibly stack on the Straw Market site, which may have it's own challenges as a solution. Staff is of the opinion that the Commission may consider any conditions proposed to reasonably mitigate negative impacts of

stacking, based on the following provision in City ordinance: "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."

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 property is bordered to the west and to the north by residential zones, but there are no actual homes immediately to the west (with a sports court instead), and there is a street between the property and the church to the north of this property.)*

1. Secondary water and permanent irrigation systems are required.

Staff Comment: *A will-serve letter for secondary water has been provided.*

The following are the applicable provisions regarding conditional uses and related conditions of approval, listed in Utah State Code:

10-9a-507. Conditional uses.

- (1) (a) A municipality may adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with objective standards set forth in an applicable ordinance.
- (b) A municipality may not impose a requirement or standard on a conditional use that conflicts with a provision of this chapter or other state or federal law.
- (2) (a) (i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
- (ii) The requirement described in Subsection [\(2\)\(a\)\(i\)](#) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.

Staff Comment: *The Planning Commission should determine if there are any conditions which would reasonably mitigate any anticipated detrimental effects of the proposed*

conditional use, in accordance with the applicable standards in the code, per Utah State Code.

- (b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.
- (c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.

Staff Comment: *Any conditions imposed in an effort to mitigate any harmful effects of the conditional use, should be stated on the record, and be stated as part of any motion to approve the conditional use permit. The basis for such conditions should also be stated on the record.*

Staff Recommendation

Based on the core concerns listed at the beginning of this report, Staff recommends tabling of this item, until those issues are resolved. Even when those issues are resolved, the following items will still need to be addressed, when the item is considered by the Commission, (or reconsidered, if this item is tabled). Staff further recommends that the following items be Conditions of Approval, if still unresolved, if the project is granted approval, at this time (or at a future meeting):

- *Staff recommends that the applicant add a distance from the closest point of building on the west side of the property (similar to the other ones that have been provided to the other property lines).*
- *The applicant needs to provide an easement agreement for a sewer lateral to be located on the Straw Market parcel to the east, or an easement agreement from the City to the applicant, for the applicant's private sewer service line, through the City park, depending on where the sewer main line is able to be connected to - (10' wide is acceptable). If either of these options for sewer is not pursued, as another, less desirable option, the applicant has the option to connect to a sewer main line in Pleasant View Drive. This option is less desirable to do to needed excavation in an area crowded with utility, and the potentially exorbitant expense associated with such excavation.*
- *The applicant needs to enter into agreement to be approved by the City Council for fee-in-lieu of onsite detention, if City storage detention is used. (The City can provide an example of this agreement if this option is chosen.)*
- *The applicant needs to complete a shared parking agreement with the City to enable the use of City property for parking.*
- *Adjustments to the elevations or design of the buildings be permitted, if there are discrepancies between the proposed plans, or other adjustments are needed, within the requirements of City Code.*
- *Any minor design changes, that are within the requirements of City ordinance and the Public Works Standards, that are needed to accomplish any recommended conditions of approval listed above.*

Public Comment

There have been no comments currently.

STAFF CONTACT

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

EXHIBITS

- A) Site Plan Documents
- B) Architectural Plans & Elevations
- C) Similar Projects Document
- D) Engineer's Review Memo
- E) Easements Exhibit

ATTACHMENT 1) Vicinity Map



PLEASANT VIEW SODA SHOP

Reviewed by DQS
06/08/2023 11:27:05 AM

V2 (current) comments

unaddressed V1 comments

CONSTRUCTION DOCUMENTS PLEASANT VIEW, WEBER , UTAH

TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE PLEASANT VIEW CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE PLEASANT VIEW CITY ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE PLEASANT VIEW CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE PLEASANT VIEW CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE PLEASANT VIEW CITY TRAFFIC ENGINEER
6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS: OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH PLEASANT VIEW CITY STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH PLEASANT VIEW CITY STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PUBLIC WORKS SANITARY SEWER DEPARTMENT HEAD PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO THE PLEASANT VIEW CITYENGINEER PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
9. CAMERA TESTING AND PRESSURE TESTING PER PLEASANT VIEW CITY STANDARD.

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE PLEASANT VIEW CITY ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH PLEASANT VIEW CITY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY INSPECTOR AT ALL TIMES.
11. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY PLEASANT VIEW CITY AND STATE OF UTAH.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
A)OBTAIN ALL REQUIRED PERMITS FROM PLEASANT VIEW CITY OR REGULATORY AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.
B)RESTORATION OF EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEM.
C)VERIFICATION AND PROTECTION OF ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION.
D)PROVIDING AS-BUILT DRAWINGS TO PLEASANT VIEW CITY AND THE ENGINEER.
E)ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION AND SCHEDULING FOR SUCH.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH PLEASANT VIEW CITY STANDARDS AND SPECIFICATIONS.
3. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH PLEASANT VIEW CITY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
4. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER AND PLEASANT VIEW CITY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN THE PLEASANT VIEW CITY RIGHT-OF-WAY SHALL BE RCP CL III.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS. ALL STORM SEWER LIDS SHALL BE LABELED STORM DRAIN .
7. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.

GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND PLEASANT VIEW CITY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION FOR WOOD FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 5% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED.
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET PLEASANT VIEW CITY STANDARDS.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE PLEASANT VIEW CITY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. PLEASANT VIEW CITY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO TAKING WATER FROM A PLEASANT VIEW CITY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH PLEASANT VIEW CITY TO OBTAIN A WATER METER.

CULINARY WATER GENERAL NOTES

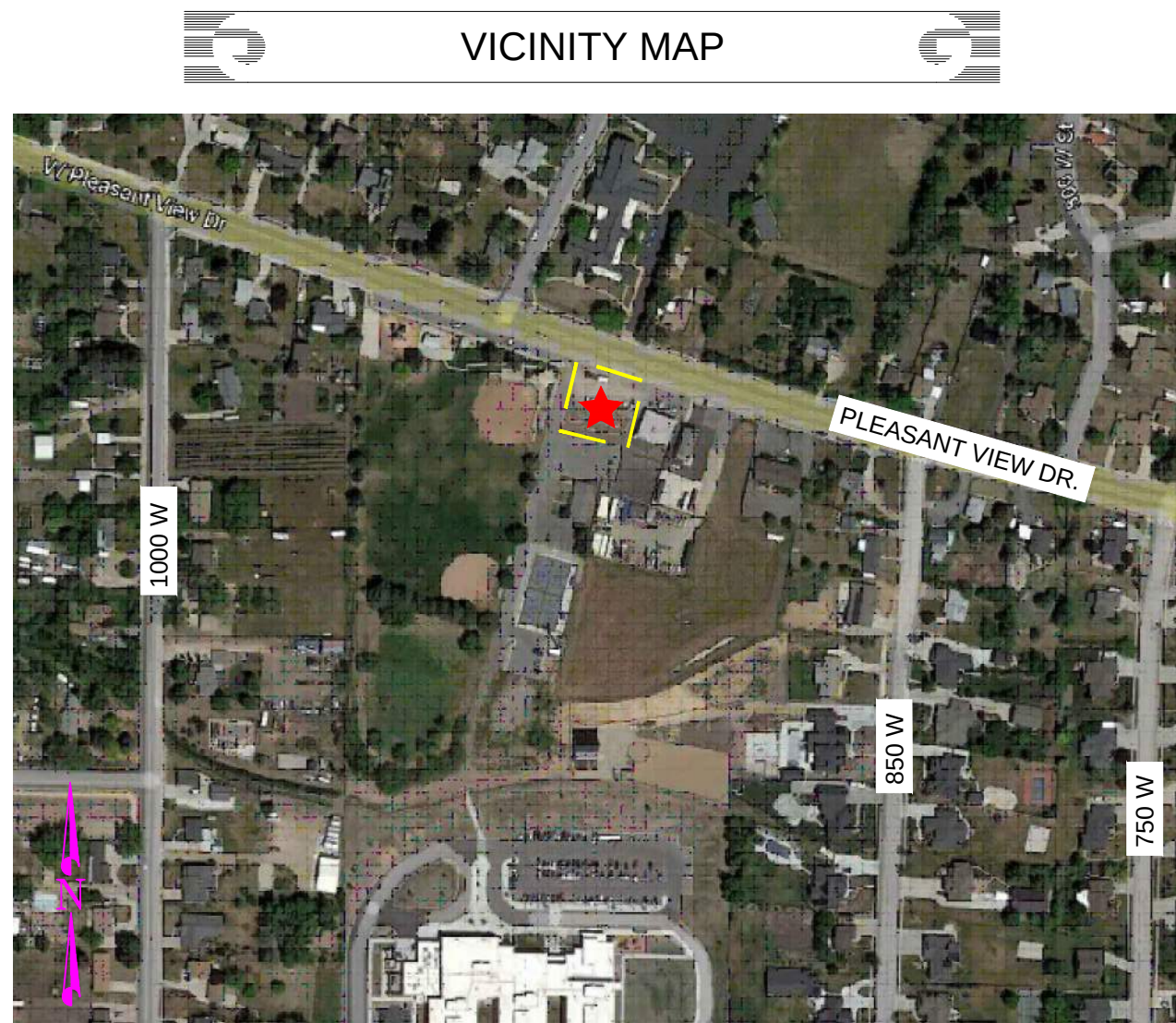
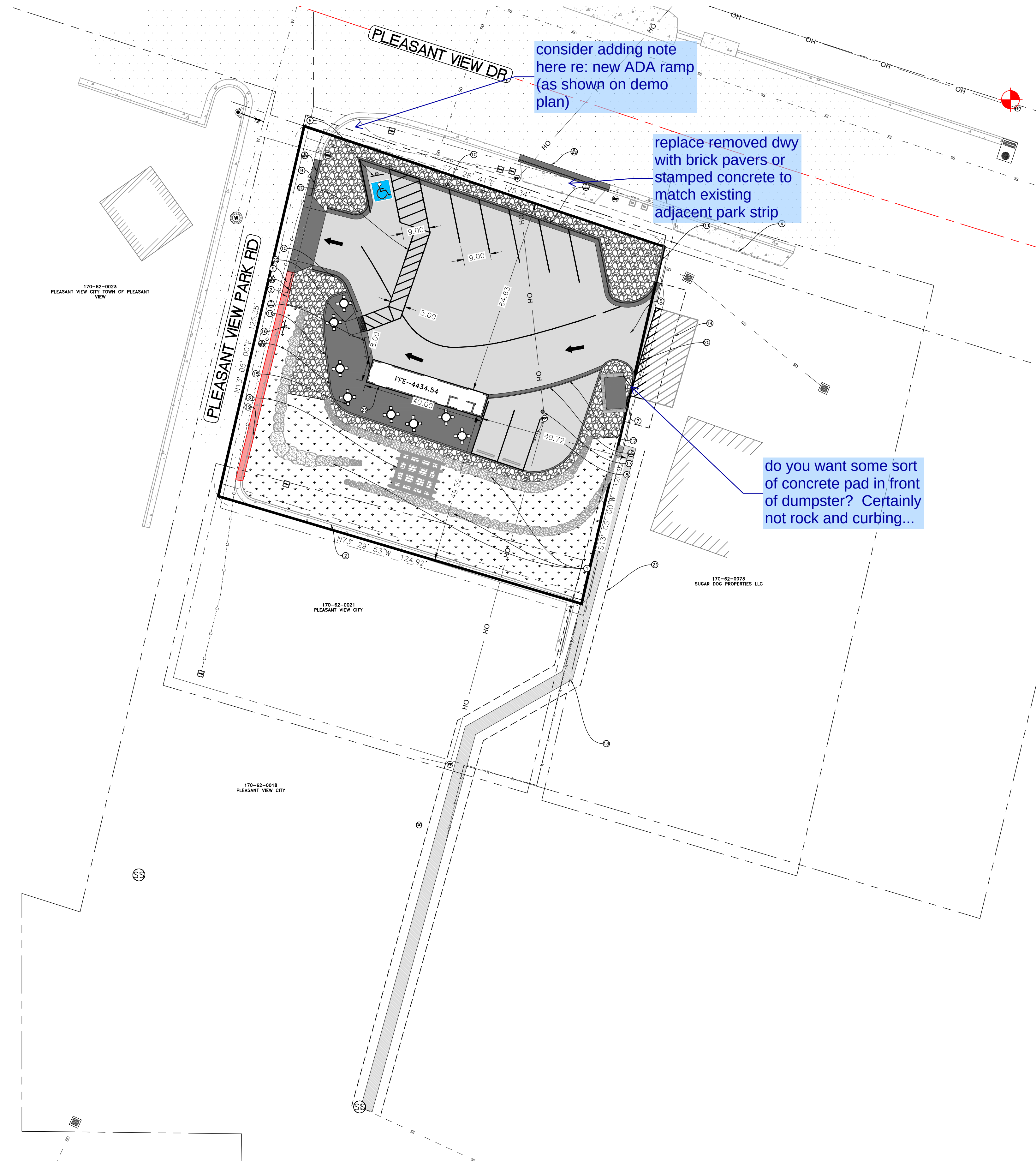
1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO PLEASANT VIEW CITY STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CONCRETE CASING CENTERED OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY THE WATER UTILITY WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO PLEASANT VIEW CITY.
5. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY PLEASANT VIEW CITY AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150, PER ASTM D2241.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM PLEASANT VIEW CITY.
9. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
11. PLEASANT VIEW CITY REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.

ALL IMPROVEMENTS TO CONFORM TO PLEASANT VIEW CITY STANDARDS AND SPECIFICATIONS

CULINARY WATER IMPROVEMENTS TO CONFORM TO THE PLEASANT VIEW CITY STANDARDS AND SPECIFICATIONS

SECONDARY WATER IMPROVEMENTS TO CONFORM TO THE PINEVIEW WATER STANDARDS AND SPECIFICATIONS

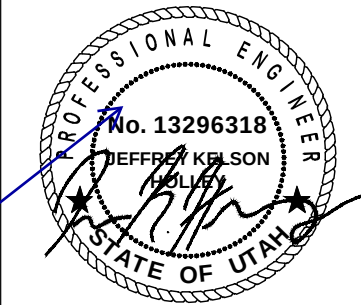




SITE KEYNOTES:

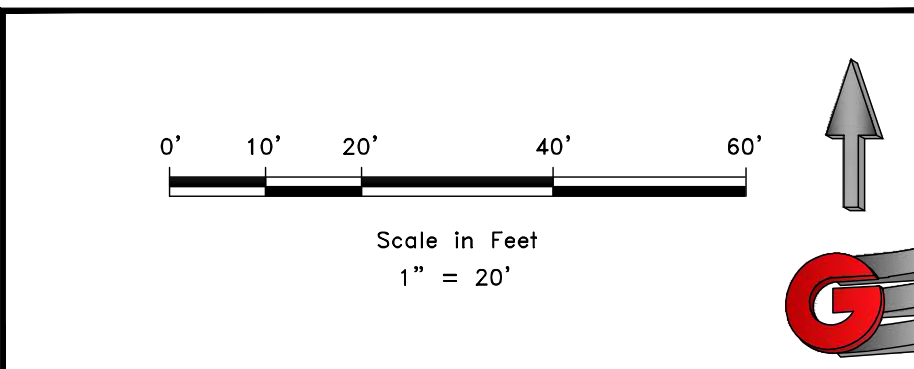
- ① EXISTING ROCK RETAINING WALL
- ② EXISTING CURB AND GUTTER
- ③ EXISTING PERGOLA
- ④ EXISTING DRIVE APPROACH
- ⑤ PROPOSED DRIVE AISLE
- ⑥ PROPOSED ADA PARKING SIGN
- ⑦ PROPOSED DUMPSTER ENCLOSURE SHARED WITH NEIGHBORING PROPERTY
- ⑧ PROPOSED EMPLOYEE PARKING AREA
- ⑨ PROPOSED CITY STANDARD CURB AND GUTTER
- ⑩ PROPOSED 24" STANDARD CURB AND GUTTER
- ⑪ PROPOSED 6" CURB
- ⑫ PROPOSED TYPE S MOUNTABLE CURB
- ⑬ PROPOSED 610 SQ.FT. ASPHALT PATCH
- ⑭ PROPOSED ACCESS EASEMENT
- ⑮ PROPOSED PATIO AREA
- ⑯ PROPOSED NO PARKING SIGN
- ⑰ PROPOSED CONCRETE BOLLARD
- ⑱ PROPOSED ADA ACCESSIBLE ROUTE
- ⑲ PAINT EXISTING CURB RED
- ⑳ REPLACE EXISTING STRIPING AS NEEDED
- ㉑ PROPOSED 10 FT. SEWER EASEMENT
- ㉒ PROPOSED ADA ACCESS RAMP
- ㉓ WALK-UP WINDOW LOCATION

on final
version, add
date to seal



SITE TABLE			
BUILDING	320 SQ. FT.	2.09%	
HARD SURFACE	6924.74 SQ. FT.	45.17%	
XERISCAPE	2413.09 SQ. FT.	15.74%	
EX. LANDSCAPE	5671.85 SQ. FT.	37%	
TOTAL SITE AREA	15329.68 SQ.FT.	100%	
PARKING STALLS PROVIDED = 9 (INCLUDES 1 ADA STALLS)			
CURRENT ZONE - CP-1			

LEGEND	
	SUBDIVISION BOUNDARY
	LOT LINE
	EXISTING FENCE
	PUBLIC UTILITY EASEMENT
	EXISTING WATER LINE
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER
	PROPOSED STORM DRAIN
	PROPOSED WATER LINE
	PROPOSED SANITARY LINE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING CATCH BASIN
	EXISTING SANITARY MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING LAND DRAIN MANHOLE
	NEW WATER METER
	NEW SANITARY SEWER MANHOLE
	NEW STORM DRAIN MANHOLE
	NEW CATCH BASIN
	NEW LAND DRAIN MANHOLE
	NEW STREET LIGHT
	NEW FIRE HYDRANT
	EXISTING LANDSCAPING
	PROPOSED XERISCAPE
	EXISTING PAVING
	PROPOSED ASPHALT PAVING



SITE PLAN
PLEASANT VIEW SODA SHOP
883 W PLEASANT VIEW DR.
PLEASANT VIEW, WEBER, UTAH

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P 801.476.0202 F 801.476.0066

CE1-01

REVISIONS		SCALE: 1" = 20'
DATE	DESCRIPTION	DATE: 5-30-23
		DESIGN: JKH
		DRAWN: JKH
		CHECKED:
DWG:		

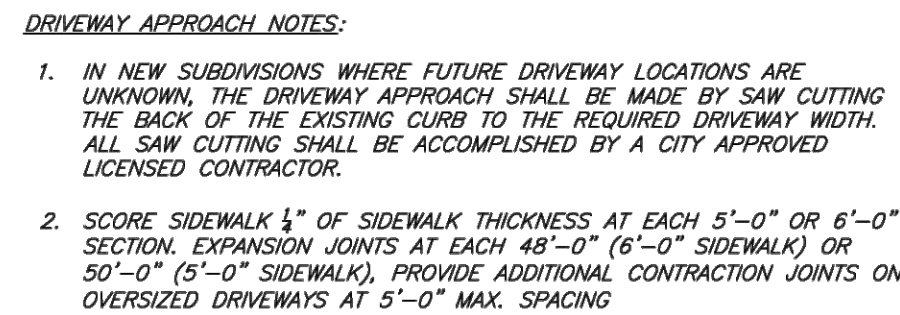


- 5 TYPICAL CATCH BASIN
- Scale: NTS

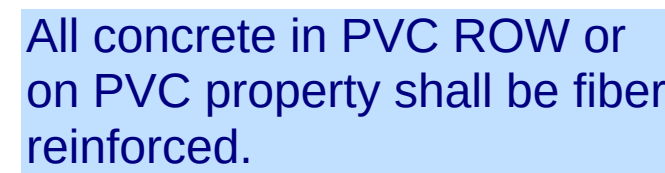
8 PLEASANT VIEW CITY STANDARD CURB AND GUTTER

- ### 3 TYPICAL SANITARY SEWER SERVICE LATERAL

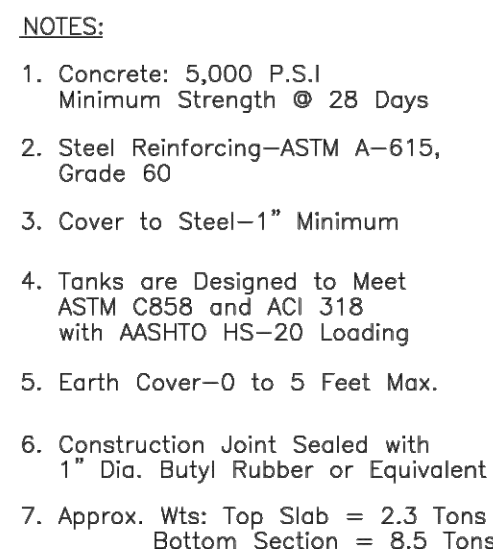
CE5-01



Scale: NTS



Scale: NTS



Scale: NTS



Professional Engineer Seal for Jeffrey Kelson, State of Utah, No. 13296318. The seal is circular with a rope-like border. The text "PROFESSIONAL ENGINEER" is at the top and "STATE OF UTAH" is at the bottom. The center contains the number "No. 13296318", the name "JEFFREY KELSON", and "LICENSED". A signature is written across the seal.



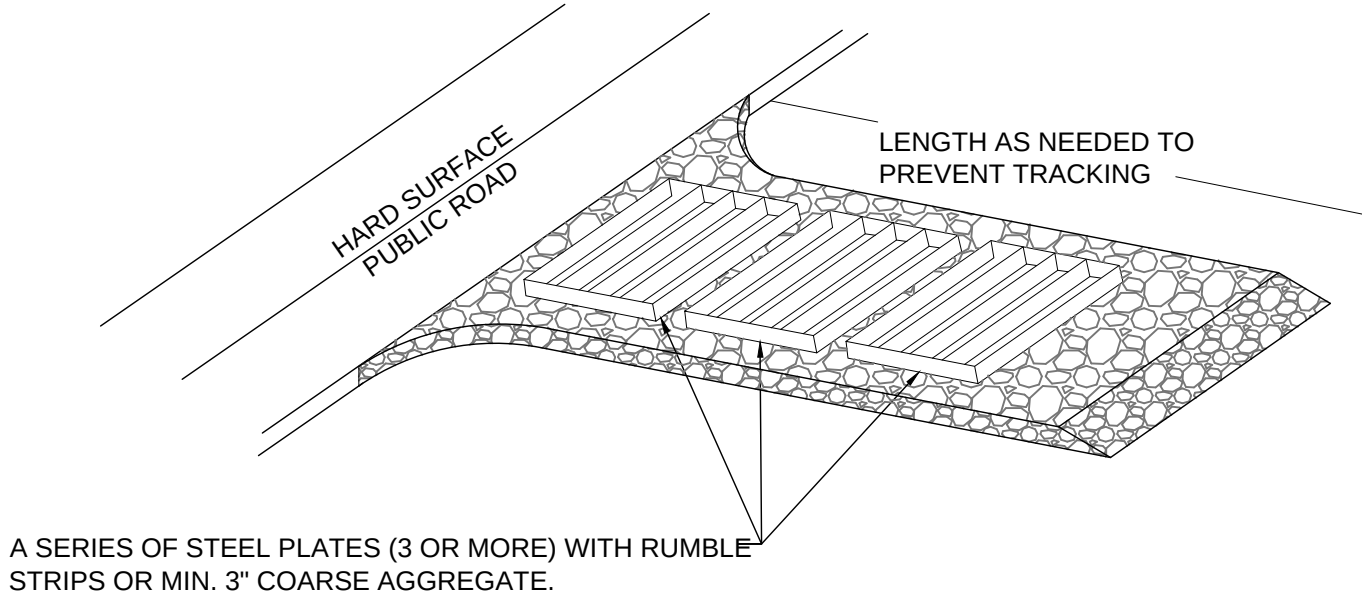
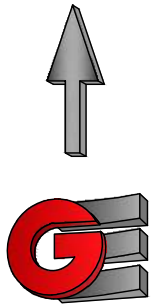
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CE5-02

EROSION CONTROL NOTES:

1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.
2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.
4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



ENTRANCE STABILIZATION NOTES:

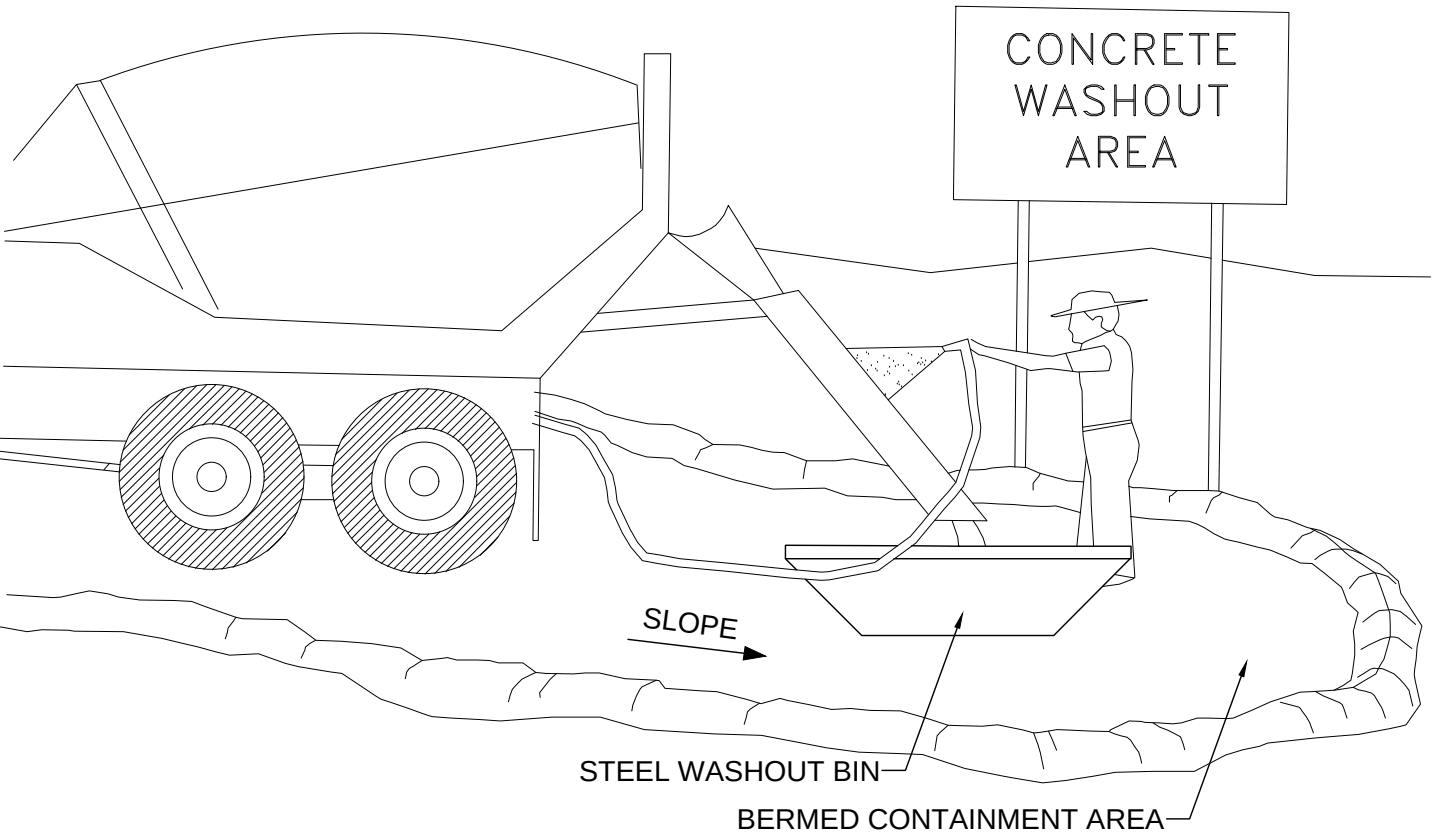
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
 - b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

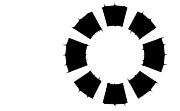
NOTE:

CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN BOOKLET

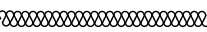


NOTES:

1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.
4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHAL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.



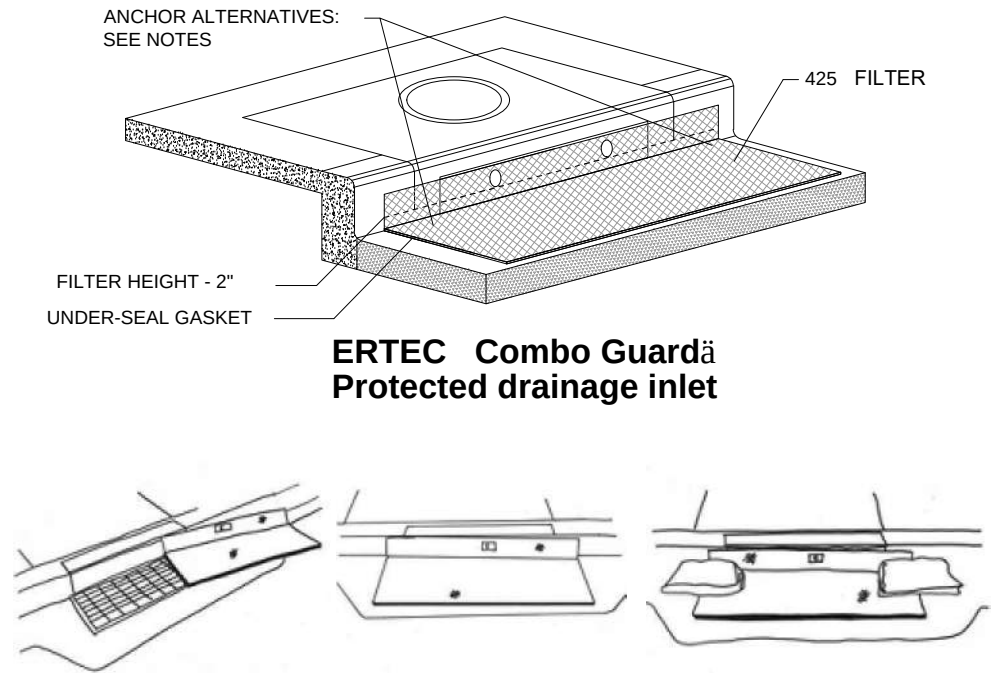
INLET PROTECTION
(EITHER OPTION)



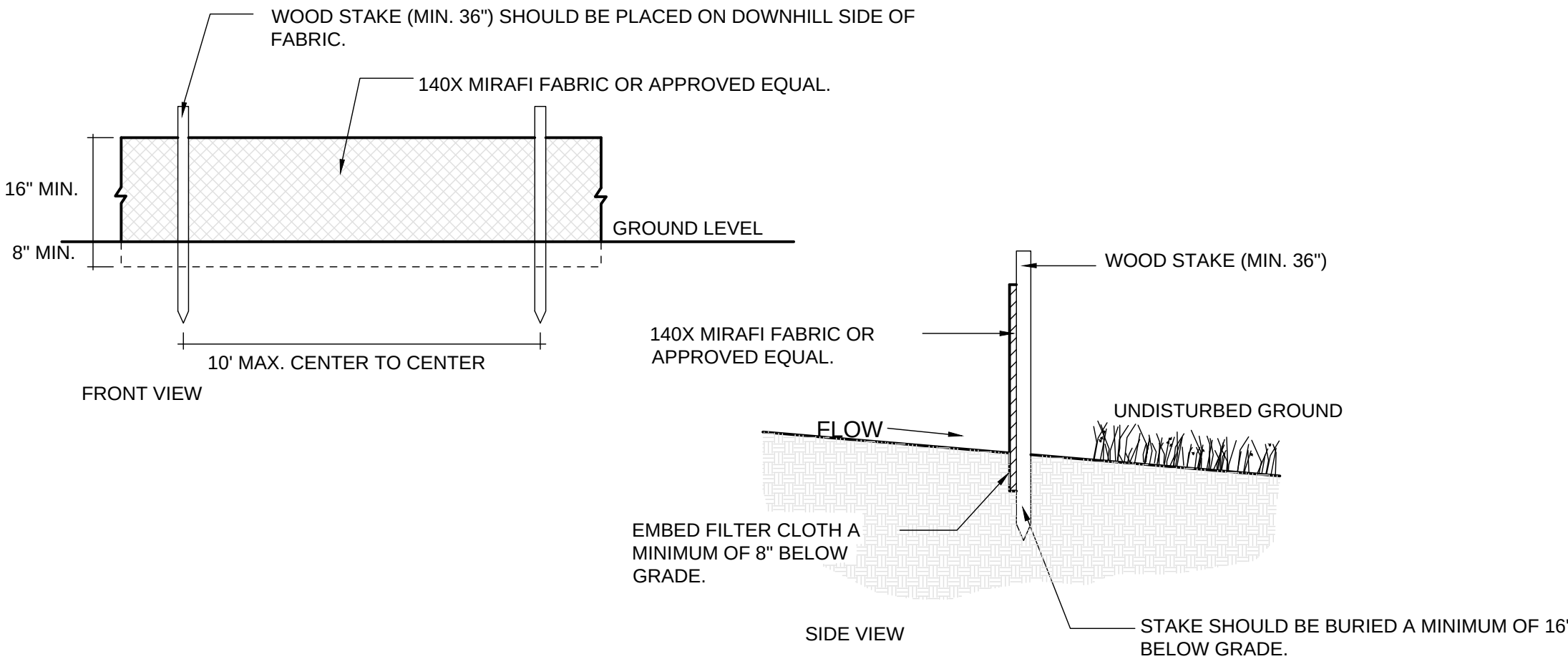
SILT FENCE

INSTALLATION NOTES

1. PLACEMENT: PLACE CG TIGHTLY AGAINST CURB OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.
2. OVERLAP FOR LONG OPENINGS: OVERLAP CG UNITS AT LONGER OPENINGS.
3. ANCHOR: ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.
4. ALTERNATE ANCHOR METHODS: A) INSTALL GRAVEL BAGS AT EACH SIDE OF CG - HALF-ON AND HALF-OFF THE EDGES. USE HALF-FILLED GRAVEL BAGS (15 OR 20 LBS). ROUND ROCK IS RECOMMENDED. OR B) ATTACH WITH 16 GAUGE TIE-WIRE. CUT WIRE TO 18 LENGTH. AT EACH CORNER OF CG, FEED ONE END OF WIRE DOWN THROUGH CG, AROUND GRATE BAR, AND BACK UP THRU CG. ABOVE GROUND, TWIST WIRES SEVERAL TIMES, CUT-OFF EXCESS. OR C) FASTEN WITH CONCRETE ANCHORS/NAILS AT THE OUTSIDE EDGES OF CG.

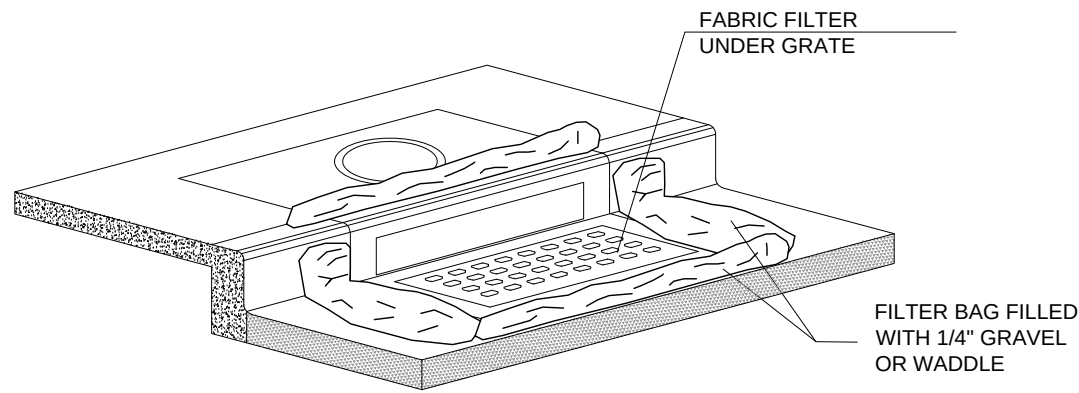


ERTEC Combo Guard
Protected drainage inlet



1A INLET PROTECTION – OPTION 1

Scale: NTS

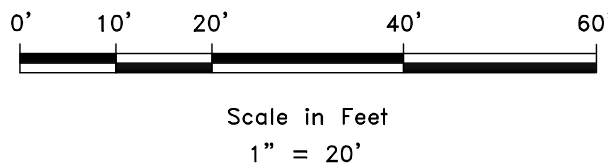


1B INLET PROTECTION – OPTION 2

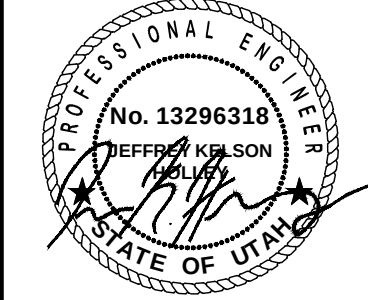
Scale: NTS

2 SILT FENCE

Scale: NTS



REVISIONS		DATE	DESCRIPTION



SWPPP	
PLEASANT VIEW SODA SHOP	
883 W PLEASANT VIEW DR.	
PLEASANT VIEW, WEBER, UTAH	

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CE6-01

RESIDENCE FOR:

Soda Shop 40'

OGDEN, UT

Exhibit B

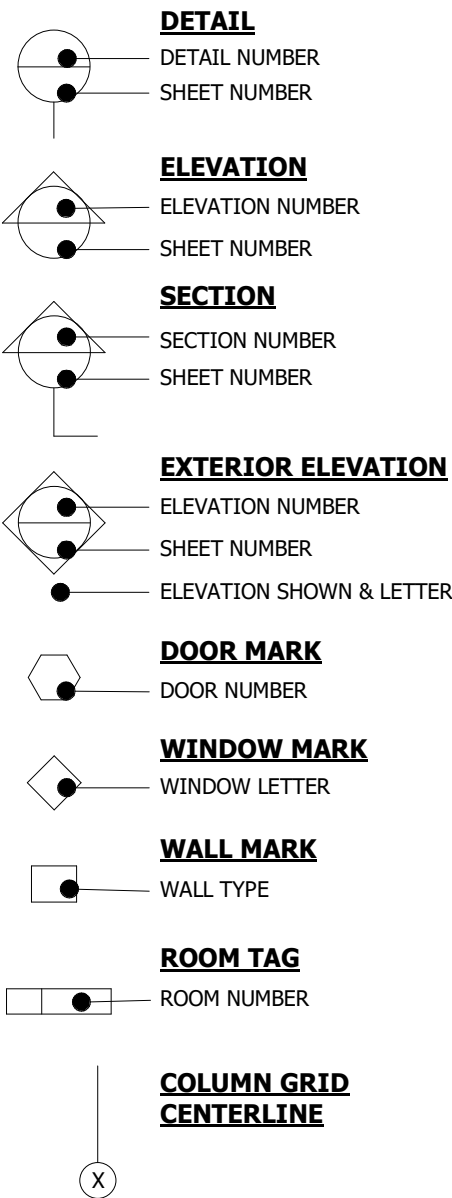
ABBREVIATIONS

A.B.	ANCHOR BOLT	FDN.	FOUNDATION	N.T.S.	NOT TO SCALE
A.C.	AIR CONDITIONER	F.E.(C.)	FIRE EXTINGUISHER (CABINET)	O.C.	ON CENTER
ACT.	ACOUSTIC TILE	F.H.	FIRE HYDRANT, FLAT HEAD	O.D.	OUTSIDE DIAMETER
A.D.	AREA DRAIN, ACCESS DOOR	F.H.C.	FIRE HOSE (CABINET)	OFF.	OFFICE
ADJ.	ADJUSTABLE	F.H.R.	FIRE HOSE RACK	OPNG.	OPENING
A.F.F.	ABOVE FINISHED FLOOR	FIBERGL.	FIBERGLASS	OPP.	OPPOSITE
A.F.S.	ABOVE FINISHED SLAB	FIN.	FINISHED	OVHD.	OVERHEAD
ALUM.	ALUMINUM	FIN.FL.	FINISHED FLOOR	PERF.	PERFORATED
∅	AND	FIN.GR.	FINISH GRADE	PL.	PLATE
<	ANGLE	FL., FLR.	FLOOR	PLAS.	PLASTER
ANOD.	ANODIZED	FLUOR.	FLUORESCENT	PLAS. LAM.	PLASTIC LAMINATE
A.P.	ACCESS PANEL	F.O.	FACE OF	PLUMB.	PLUMBING
ARCH.	ARCHITECTURAL	FPRF., F.P.	FIREPROOFING	PLYWD.	PLYWOOD
B.O.	BASE OF, BOTTOM OF	FXTR.	FIRE PROTECTED SELF CLOSING	PNL.	PANEL
BD.	BOARD	F.S.P.	FIRE STANDPIPE	POL.	POLISH(ED)
BITUM.	BITUMINOUS	FR.	FRAME	PR.	PAIR
BLDG.	BUILDING	F.R.G.	FIBERGLASS REINFORCED GYPSUM	PART.	PARTITION
BLK(G).	BLOCK(ING)	FRT'D	FIRE RETARDANT TREATED	RAD.	RADIUS OR RISER
BLKHD.	BULKHEAD	F.S.	FULL SIZE	R.A.	RETURN AIR
BOT.	BOTTOM	FT.	FOOT, FEET	R.D.	ROOF DRAIN
BRK.	BRICK	FTG.	FOOTING	REFR.	REFRIGERATOR
B.S.	BOTH SIDES	FXTR.	FIXTURE	REINF.	REINFORCED, REINFORCING
BSMT.	BASEMENT	GA.	Gauge	REV.	REVISED
B.U.R.	BUILT UP ROOF	GALV.	GALVANIZED	R.	RISER
CL	CENTERLINE	G.C.	GENERAL CONTRACTOR	R.M.	ROOM
CAB.	CABINET	GEN.	GENERAL	R.O.	ROUGH OPENING
CAP.	CAPACITY	G.I.	GALVANIZED IRON	SCHED.	SCHEDULE
CAT.	CATALOG	GL.	GLASS	SCRN.	SCREEN
CEM.	CEMENT(TIOUS)	GLAZ.	GLAZING	SECT.	SECTION
CER.	CERAMIC	GR.	GRADE	SECTY.	SECRETARY(IAL)
C.F.(M).	CUBIC FEET (PER MIN)	GSM	GALVANIZED SHEET METAL	SHT.	SHEET
C.G.	CORNER GUARD	G.F.I.	GROUND FAULT INTERRUPTER	SIM.	SIMILAR (TO)
CLG.	CEILING	GWB	GYPSUM WALL BOARD	S.J.	SCORED JOINT
CLJ., C.J.	CONTROL JOINT	HD(R)	HEAD(ER)	SPKLR.	SPRINKLER
CLOS.	CLOSET	HDWD.	HARDWOOD	SPKR.	SPEAKER
C.M.U.	CONCRETE MASONRY UNIT	HDWR.	HARDWARE	S.F.	SQUARE FEET
CNTR.	COUNTER	H.M.	HOLLOW METAL	S.	SOUTH
C.O.	CLEANOUT	HORIZ.	HORIZONTAL	S.C.D.	SEE CIVIL DRAWINGS
CONF.	CONFERENCE	H.P.	HIGH POINT	S.E.D.	SEE ELECTRICAL DRAWINGS
COL.	COLUMN	HR.	HOUR	S.L.D.	SEE LANDSCAPE DRAWINGS
COMM.	COMMUNICATION	H.S.	HOSE STATION	S.M.D.	SEE MECHANICAL DRAWINGS
CONC.	CONCRETE	HT., H.	HEIGHT	S.P.D.	SEE PLUMBING DRAWINGS
CONST.	CONSTRUCTION	HTG., HTR.	HEATING(ER)	SQ.	SQUARE
CONT.	CONTINUOUS, CONTINUATION	H.V.A.C.	HEATING VENTILATION & AIR	S.S.	STAINLESS STEEL
CONV.	CONVECTOR	I.D.	CONDITIONING	S.S.D.	SEE STRUCTURAL DRAWINGS
CORR.	CORRIDOR	I.D.	INSIDE DIAMETER	STL.	STEEL
CPT.	CARPET	IN.	INCH(ES)	ST.C.	SOUND TRANSMISSION CLASS
CRS.	COURSE(S)	INSUL.	INSULATION	STD.	STANDARD
C.T.	CERAMIC TILE	INV.	INVERT	STOR.	STORAGE
CTR.	CENTER	JAN.	JANITOR	STRUCT.	STRUCTURAL
DET., DTL.	DETAIL	JAN.(CL.),J.C.	JANITOR'S CLOSET	SUSP.	SUSPENDED
D.F.	DRINKING FOUNTAIN	JT.	JOINT	S.V.C.	SERVICE
DIA.	DIAMETER	LIN.DIFF.	LINEAR DIFFUSER	S.W.A.	SEE WINDOW DRAWINGS
DIAG.	DIAGONAL	L.G.	LONG, LENGTH	SYMM.	SYMMETRICAL
DIM.	DIMENSION	LAM.	LAMINATE(ION)	T.	TREAD
DKG.	DECKING	LAV.	LAVATORY	T&B	TOP & BOTTOM
DN.	DOWN	LB.,#	LOAD	TEL	TELEPHONE
D.O.	DOOR OPENING	L.P.	LOW POINT	TEMP.	TEMPORARY
DR.	DOOR, DRAIN	LT.(G)	LIGHT(ING)	T&G	TONGUE & GROOVE
D.S.	DOWNSPOUT	LVR.	LOUVER	TH.	THICK
DWG.	DRAWING	MACH.	MACHINE	THRU.	THROUGH
E.	EAST	MAX.	MAXIMUM	T.O.F.	TOP OF FOOTING
EA.	EACH	MECH.	MECHANICAL	T.O.S.	TOP OF SLAB
EL./ELEV.	ELEVATION	MEMB.	MEMBRANE	T.O.W.	TOP OF WALL
ELEC.	ELECTRICAL	M.E.R.	MECHANICAL EQUIPMENT ROOM	TYP.	TYPICAL
ELEC.	ELEVATOR	MEZZ.	MEZZANINE	VENT.	VENTILATION
EMER.	EMERGENCY	MFR.	MANUFACTURER	VERT.	VERTICAL
ENCL.	ENCLOSED, ENCLOSURE	MIN.	MINIMUM	VEST.	VESTIBULE
ENGR.	ENGINEER	MISC.	MISCELLANEOUS	VCT	VINYL COMPOSITE TILE
ENTR.	ENTRANCE	M.O.	MASONRY OPENING	W.	WIDE, WIDTH
EQ.	EQUAL	M.S.U.	MODULAR SERVICE UNIT	W/(O)	WITH (OR WITHOUT)
EQUIP.	EQUIPMENT	MTD.	MOUNTED	W.C.	WATER CLOSET
E.W.C.	ELECTRIC WATER COOLER	MTG.	MEETING	WD.	WOOD
EXIST'(G)	EXISTING	MTL.	METAL	W.H.	WALL HYDRANT
EXH.	EXHAUST	N.	NORTH	WIND.	WINDOW
EXP.	EXPANSION	N.I.C.	NOT IN CONTRACT	WDW	WINDOW
E.J.	EXPANSION JOINT	NO., #	NUMBER	W.P.	WATERPROOFING
EXT.	EXTERIOR	NOM.	NOMINAL		OR WORKING POINT
F.A.I.	FRESH AIR INTAKE	N.R.C.	NOISE REDUCTION COEFFICIENT	WT.	WEIGHT
F.D.	FLOOR DRAIN				

GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND LOCAL AMENDMENTS AND ORDINANCES.
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING REQUIRED PERMITS AND APPROVALS. THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS AND NOTIFY THE OWNER OF THEIR TIME. THE DRAWINGS AND SPECIFICATIONS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO THESE CODES. THESE DRAWINGS REQUIRE THE CONTRACTOR AND EACH SUBCONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO COMPLETE THE WORK WITHIN THE INDUSTRY OR TRADE STANDARDS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ENGINEER IF THERE IS A CONFLICT BETWEEN THE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS.
- ALL DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF CONCRETE / MASONRY, UNLESS NOTED OTHERWISE.
- DO NOT SCALE DRAWINGS. IF ANY DIMENSIONS ARE IN QUESTION, CONTRACTOR SHALL OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR TO BECOME FAMILIARIZED WITH THE SITE WORK INDICATED ON CIVIL ENGINEERING DRAWINGS, TO COORDINATE ALL WORK AND OBTAIN CLARIFICATION FROM THE ARCHITECT/ENGINEER REGARDING ANY CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- ALL MATERIALS ARE TO BE NEW AND ARE TO BE PROTECTED ON THE JOB SITE BEFORE AND DURING INSTALLATION.
- VERIFY ALL DETAILS WITH THE STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS BEFORE THE ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.

SYMBOL LEGEND



CODE INFORMATION

PROJECT INFORMATION

REFERENCED BUILDING CODES:

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2015 INTERNATIONAL FIRE CODE

OCCUPANCY CLASSIFICATION:

B, BUSINESS

MIXED USE & OCCUPANCY SEPERATION:

NONE REQUIRED

TYPE OF CONSTRUCTION:

TYPE V-B

NET BUILDING FLOOR AREA:
LEVEL 1:

320 sq. ft.

NET TOTAL FLOOR AREA:

320 sq. ft.

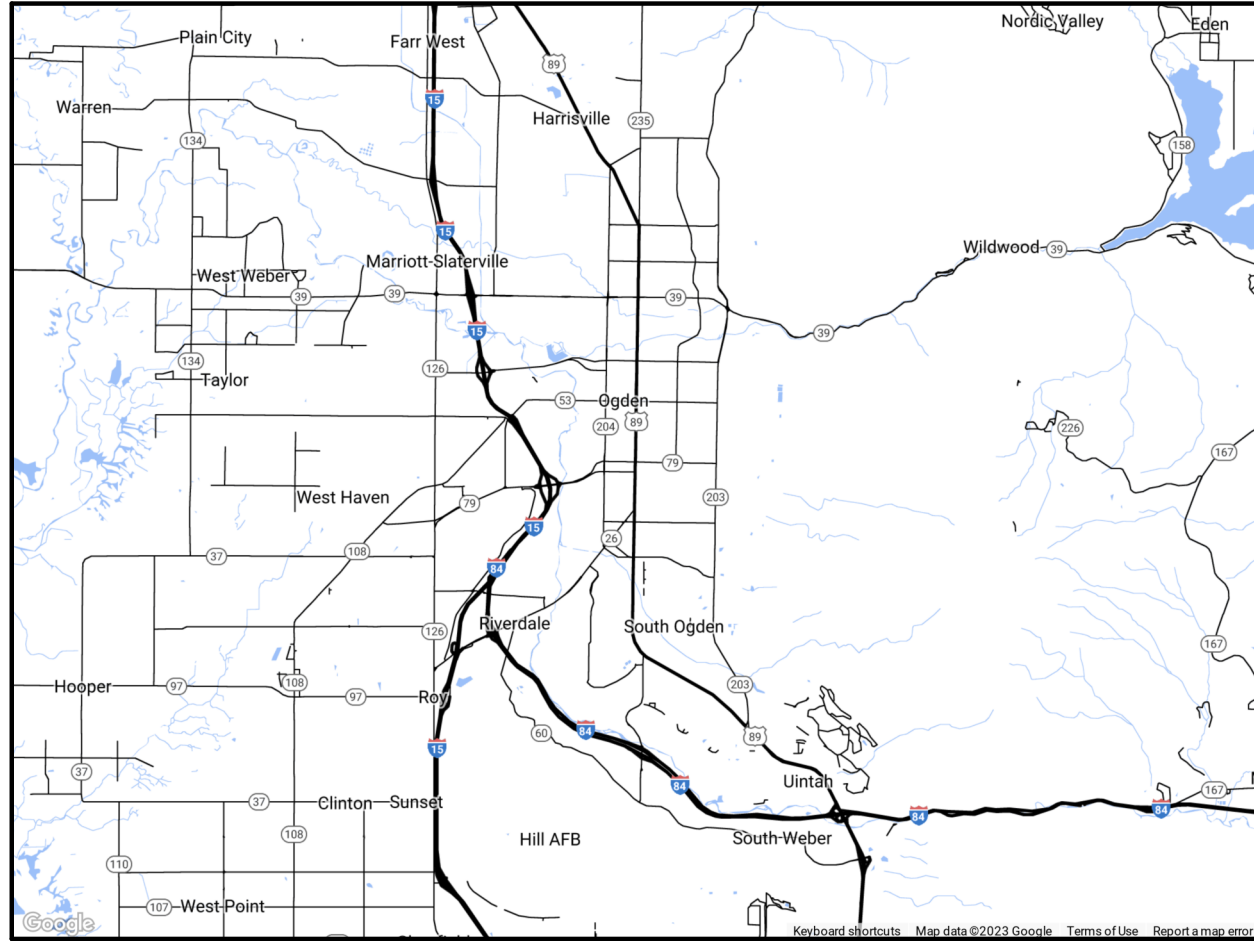
ALLOWABLE BUILDING STORIES:
ACTUAL BUILDING STORIES:

1
1

SPRINKLERS:

NO

PROJECT LOCATION MAP - OGDEN, UT



ARCHITECTURAL DRAWING INDEX

PG #	SHEET NAME
A0	COVER SHEET
A101	FLOOR PLANS
A201	ELEVATIONS

ELECTRICAL DRAWING INDEX

PG #	SHEET NAME
E101	ELECTRICAL PLANS
E102	ELECTRICAL DETAILS

PLUMBING DRAWING INDEX

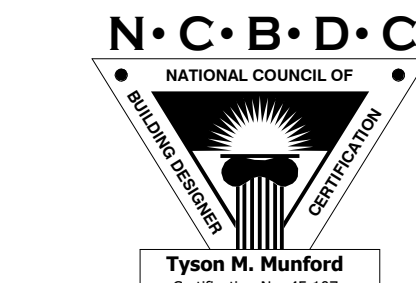
PG #	SHEET NAME
P101	PLUMBING PLANS
P102	PLUMBING NOTES & DETAILS

STRUCTURAL DRAWING INDEX

PG #	SHEET TITLE
S001	STRUCTURAL NOTES
S101	STRUCTURAL PLANS
S201	DETAILS



3395 S 600 E - Heber City - Utah - 84032
(208) 223-2225



Tyson M. Munford
Certification No. 45-107
MARCH 10, 2023
875 S 600 E Heber City, Utah - 84032
(435) 352-1920
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Drawings For:

Soda Shop 40'

OGDEN, UT

Document Date:
MARCH 10, 2023

Project Status:
PERMIT SET

PROJECT #: K22-072
DRAWN BY: TMM
CHECKED BY: TMM
SCALE:

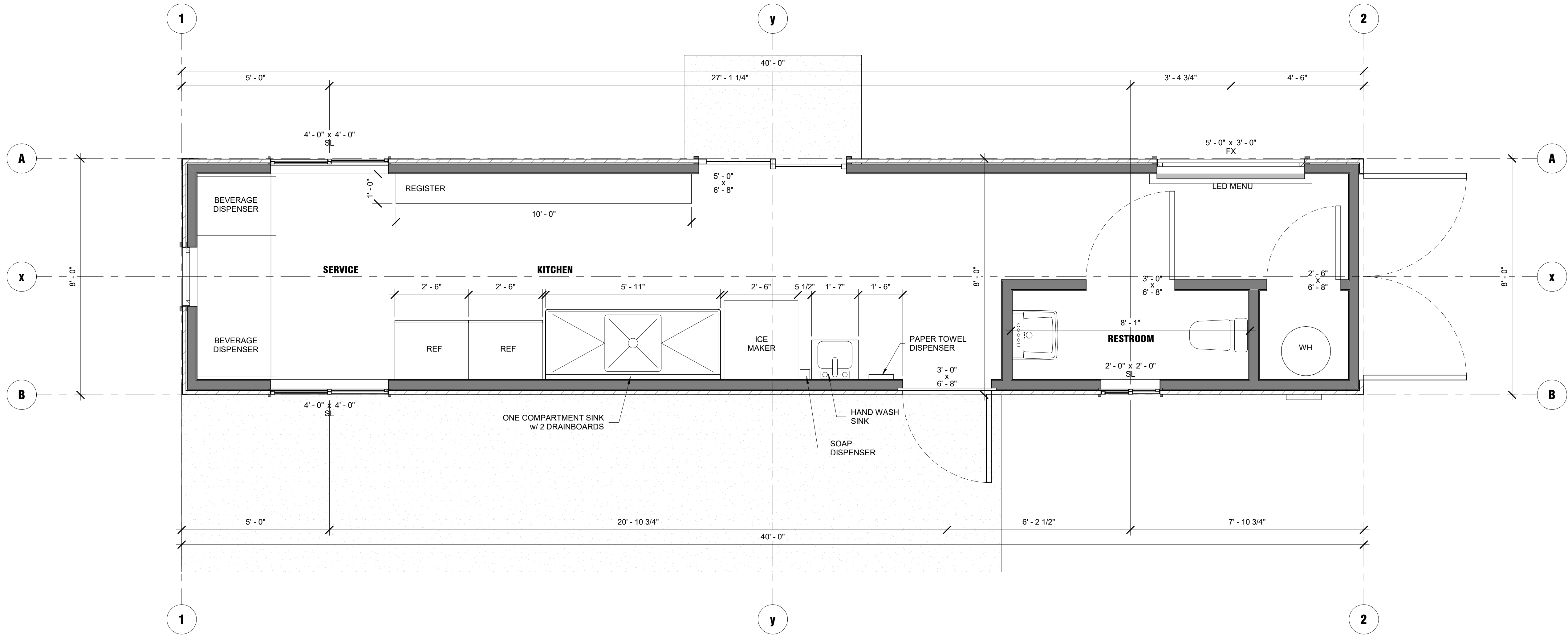
NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

NO DATE ISSUE

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC., SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE.

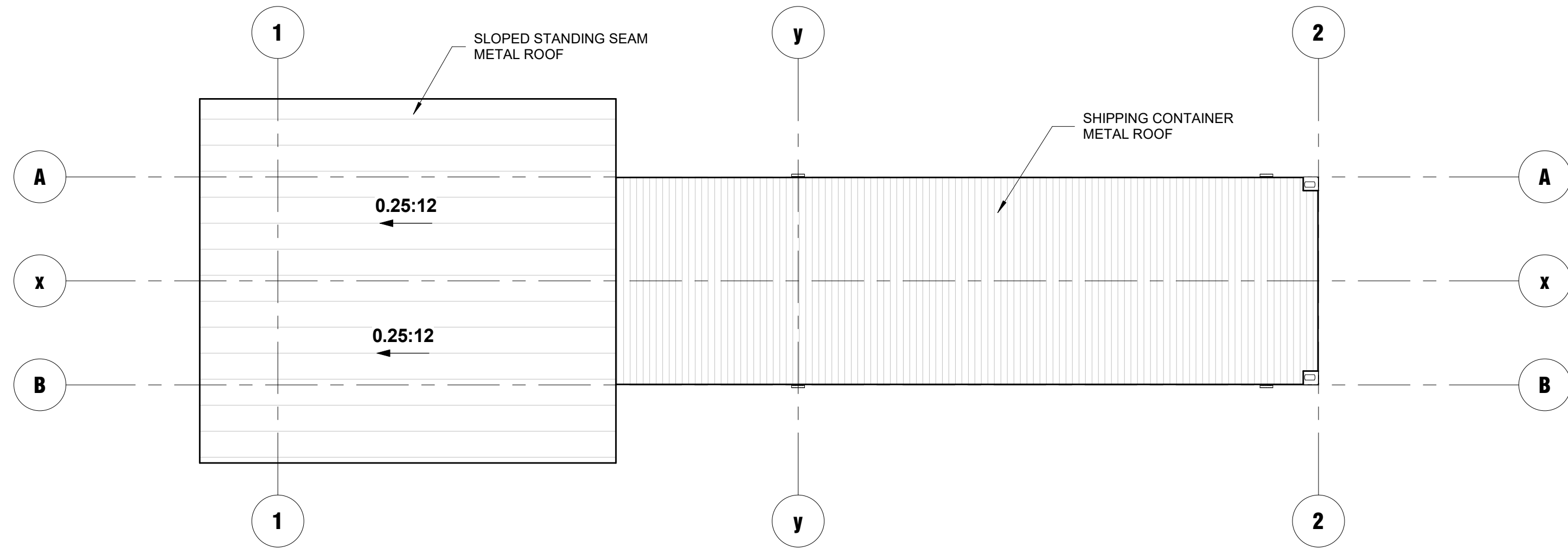
COVER SHEET

A0



1 FLOOR PLAN - MAIN LEVEL

SCALE: 1/2" = 1'-0"

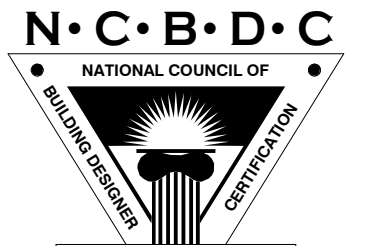


2 ROOF PLAN

SCALE: 1/4" = 1'-0"



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OGDEN, UT

Document Date:
MARCH 10, 2023

Project Status:
PERMIT SET

PROJECT # : K22-072
DRAWN BY : TMM
CHECKED BY : TMM
SCALE : As indicated

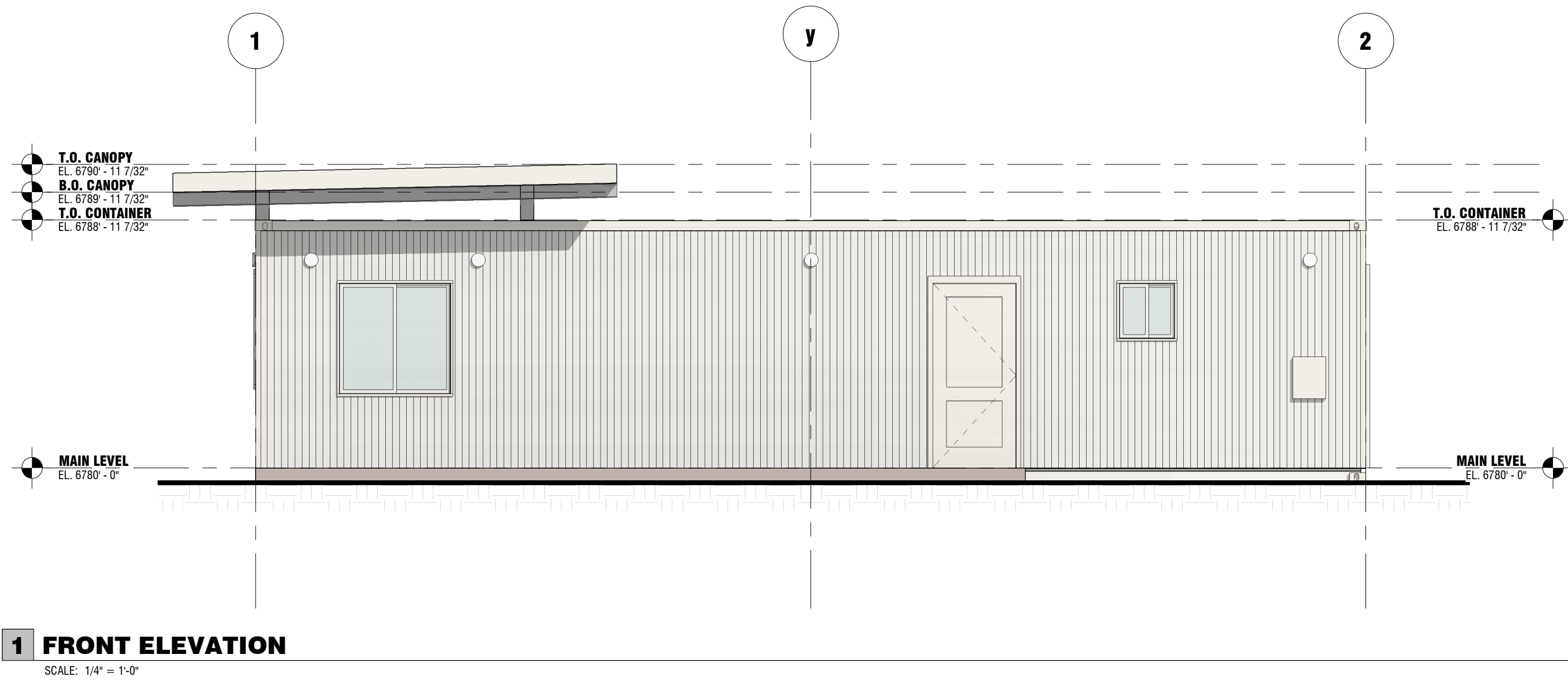
NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

NO	DATE	ISSUE
1	09.06.22	PERMIT SET

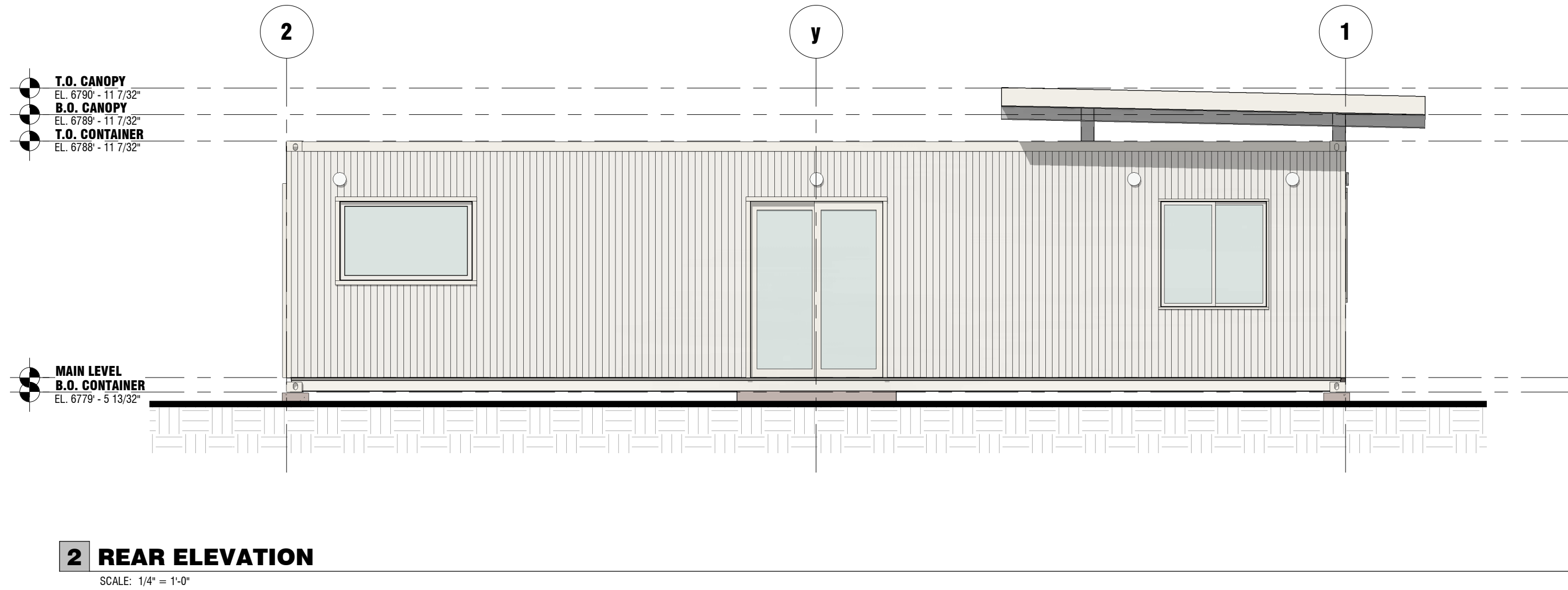
ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC., SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE.

FLOOR PLANS

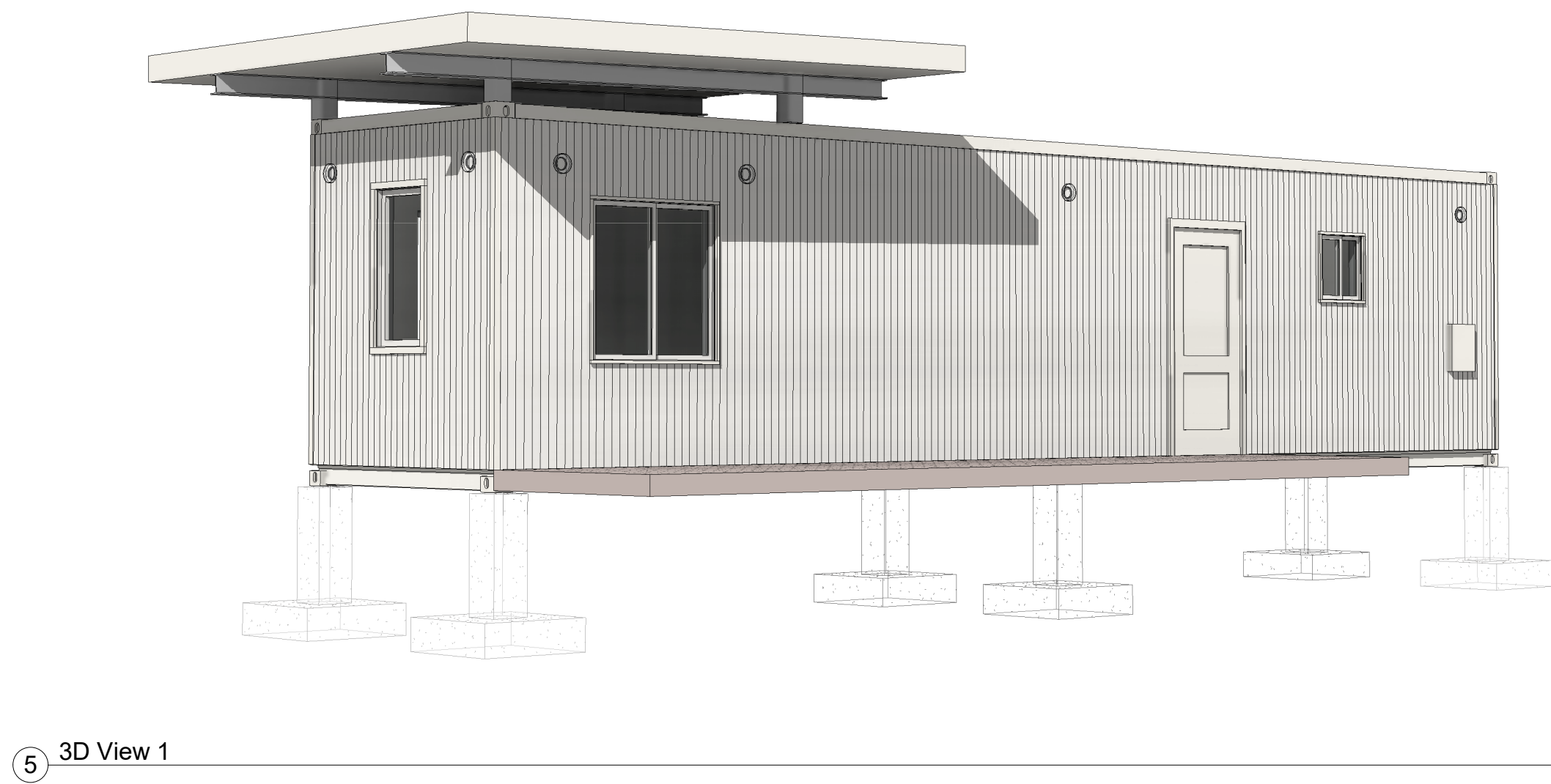
A101



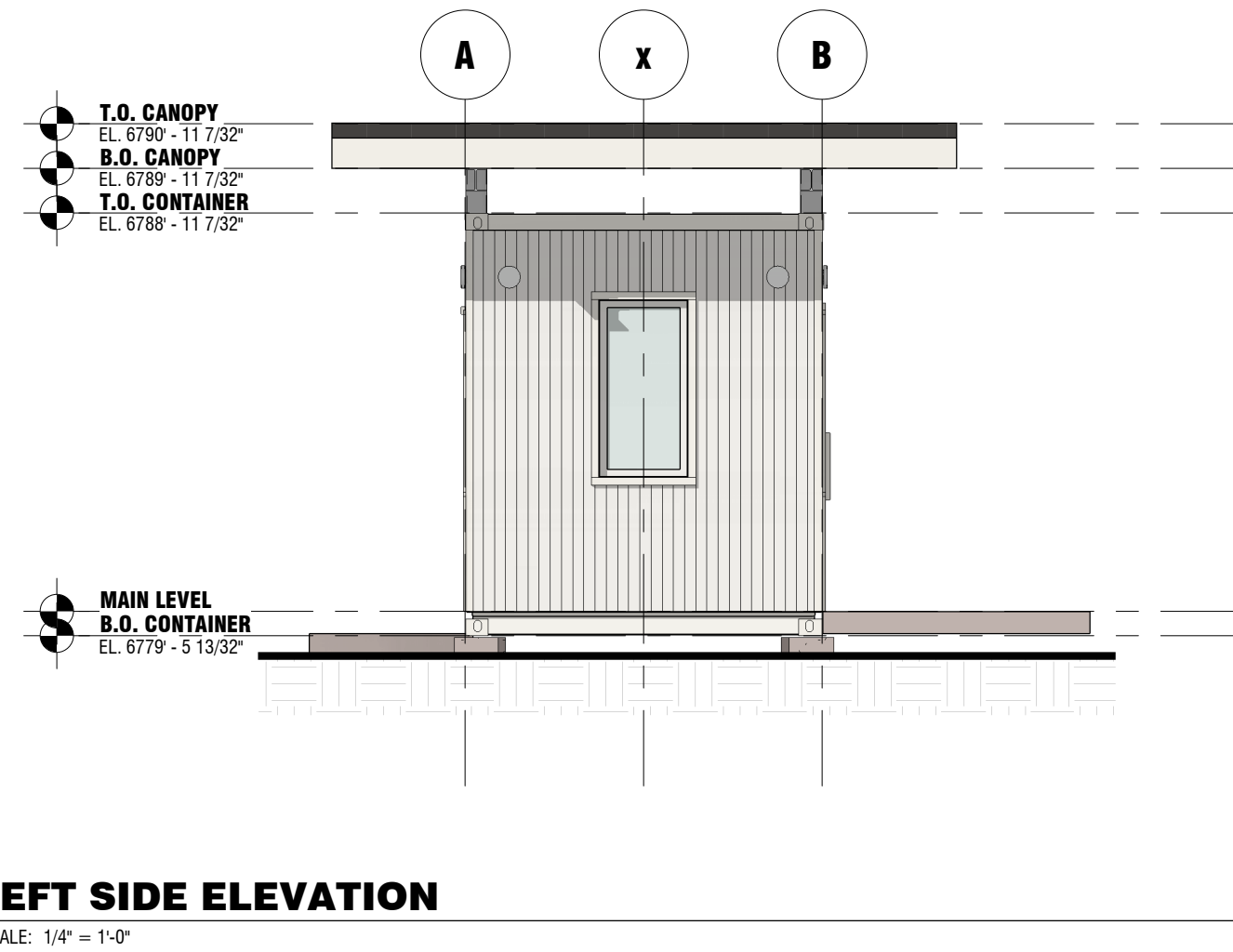
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



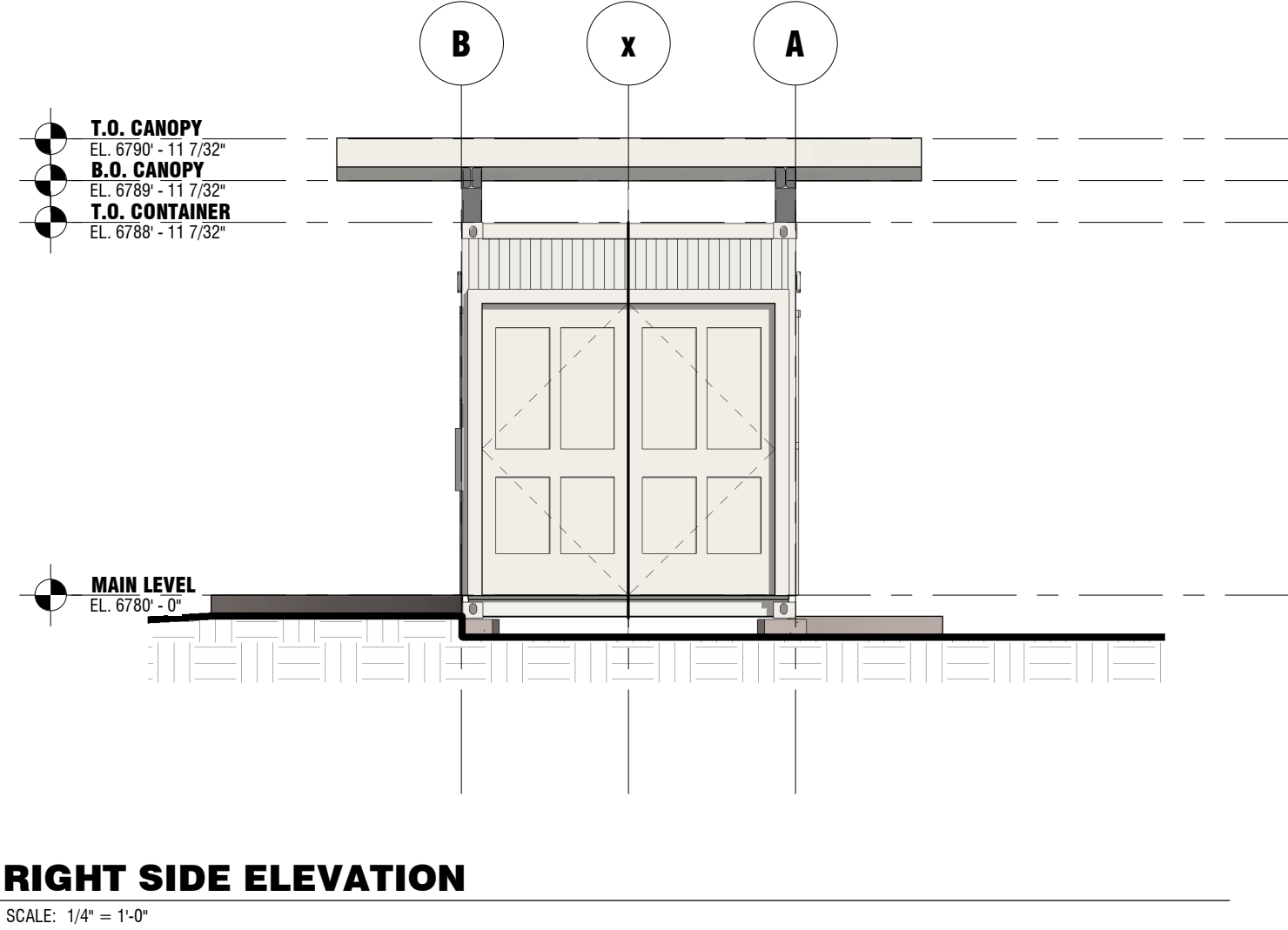
2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



5 3D View 1



3 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



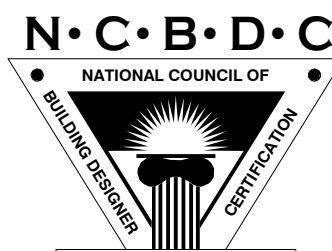
4 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

1. THESE ELEVATIONS ARE GRAPHIC REPRESENTATIONS ONLY.
2. REFER TO BUILDING SECTION PAGE(S) FOR ELEVATION DIMENSIONS AND DETAILS.
3. APPROXIMATE FINAL GRADE SHOWN WILL BE DETERMINED ON SITE PER OWNER & LOCAL CODE.



3395 S 600 E - Heber City - Utah - 84032
(208) 223-2225



Tyson M. Munford
Certification No. 45-107

875 S 600 W, UTAH - 84032
MARCH 10, 2023
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Drawings For:

Soda Shop 40'

OGDEN, UT

Document Date:
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Project Status:
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PROJECT #: K22-072
DRAWN BY: TMM
CHECKED BY: TMM
SCALE: 1/4" = 1'-0"

NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

NO	DATE	ISSUE
1	09.06.22	PERMIT SET

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC., SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE.

ELEVATIONS

A201

Exhibit C

Gardner Engineering

OGDEN, UT 84405 • (801) 476 – 0202 • GARDNERENGINEERING.NET

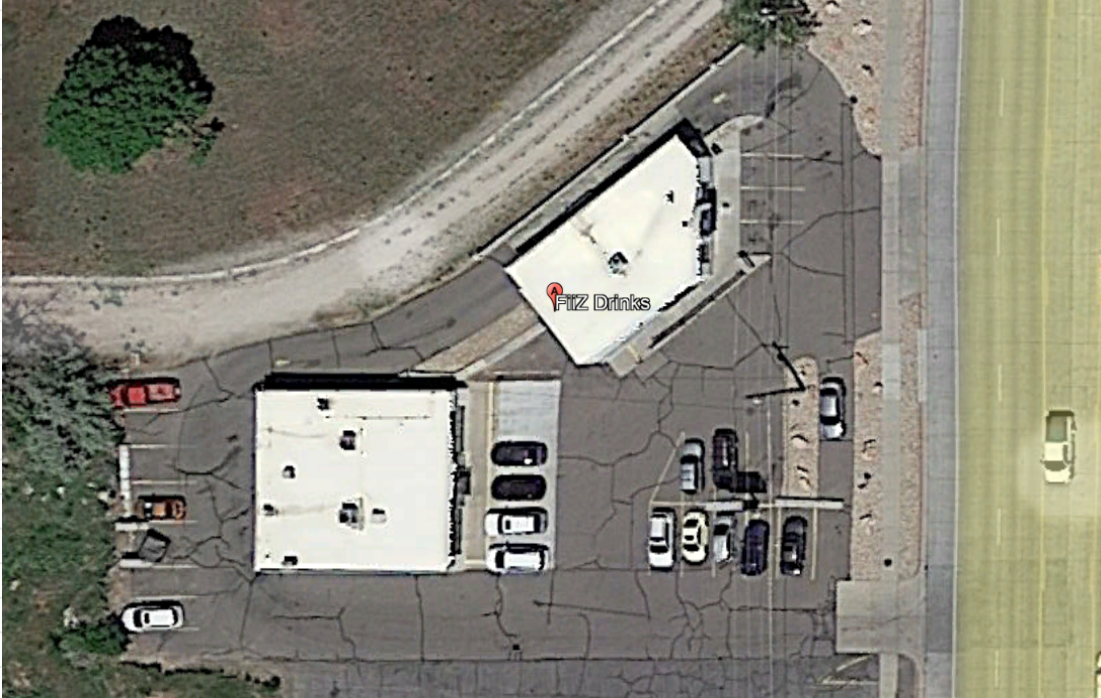
PROJECT: PV SODA SHOP

CLIENT: SCOTT COPE

DATE: 5-22-23

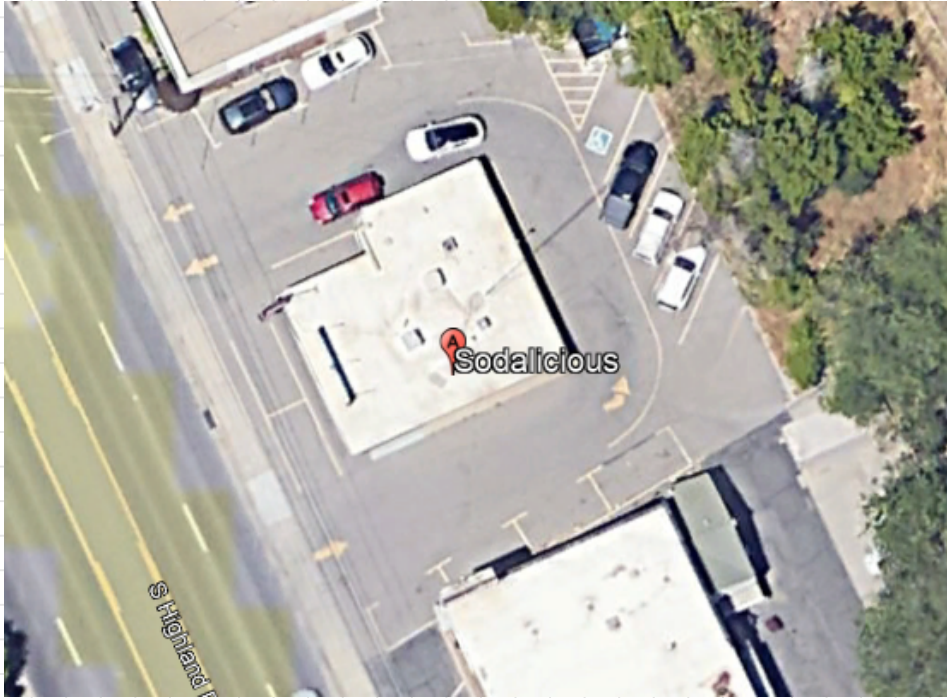
SIMILAR PROJECT EXAMPLES

1. FIIZ - 2361 N. HILL FIELD ROAD, LAYTON, UT 84041



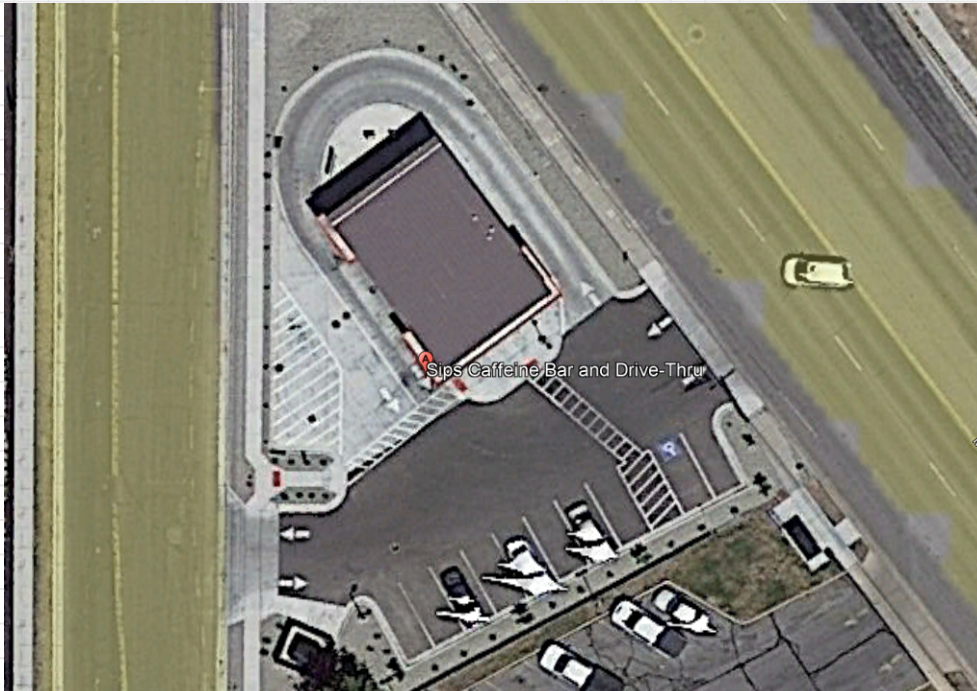
- LIMITED (4) SITE SPECIFIC PARKING STALLS, ADDITIONAL PARKING SHARED WITH ADJACENT BUSINESS
- LIMITED STACKING SPACE
- OPEN SPACE ADJACENT TO SITE

2. SODALICIOUS - 3667 HIGHLAND DR., MILLCREEK, UT 84106



- (9) TOTAL PARKING SPACES AVAILABLE

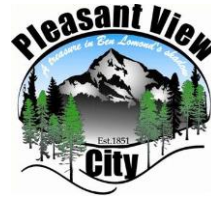
3. SIPS CAFFEINE BAR AND DRIVE-THRU - 1338 STATE ST, CLEARFIELD, UT 84015



- (10) TOTAL PARKING SPACES AVAILABLE



Exhibit D



MEMORANDUM

To: Pleasant View City

From: Dana Q. Shuler, P.E.
City Engineer's Office
Jones & Associates Consulting Engineers

RE: **Site Plan Review**
Soda Shop (883 W Pleasant View Dr.)

Date: June 8, 2023

Our office has completed a review of the submittal received by us on May 31, 2023. The submittal contained revised civil plans, comment responses, and project examples. An infiltration test report was submitted subsequently.

CONDITIONAL USE PERMIT/SITE PLAN REVIEW

We offer the following comments:

- ~~1. Concerns over traffic stacking into adjacent parking lot entrance. Please identify how many cars can stack safely.~~
2. Provide will-serve from Central Weber Sewer Improvement District.
3. All easements must be provided prior to site plan approval.
4. Storm Water/Low Impact Development
 - a. LID/retention should be addressed in Geotech report. Infiltration rate should be tested and provided to determine suitability for retention/infiltration.
 - i. Infiltration rate exceeds State's guidance for max rate by 2x; therefore, retention/infiltration is not recommended (see attached). Recommend discussion with staff to brainstorm options.
 - b. Owner-executed Long-Term Storm Water Management Agreement is required for all detention/retention/LID measures prior to final approval. Template is attached. Exhibits shall be specifically tailored storm water measures proposed/implemented.

~~c. A Class V injection well permit is required for the subsurface fluid distribution system.
(<https://deq.utah.gov/water-quality/storm-water-drainage-wells-utah-underground-injection-control-uic-program>)~~

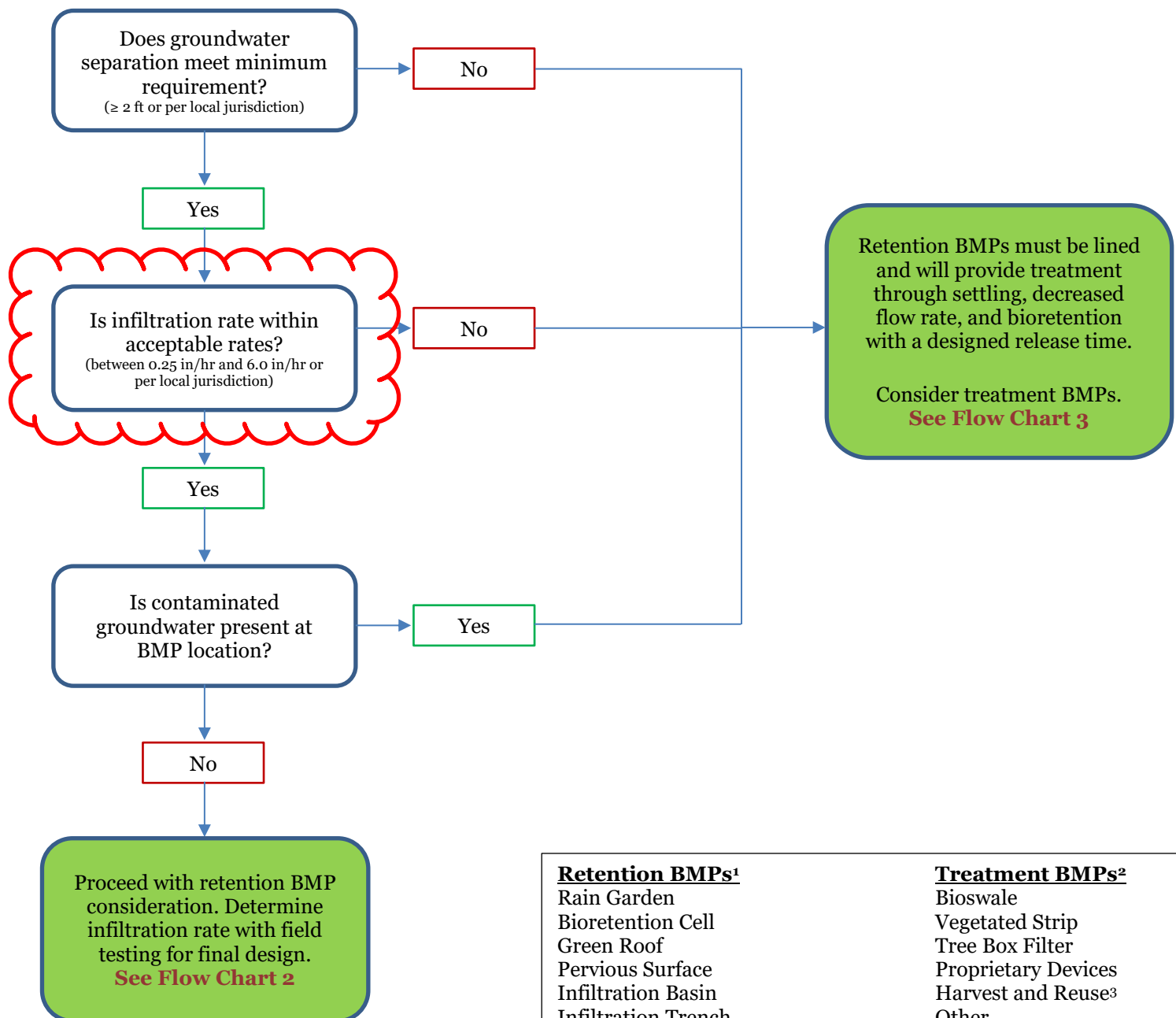
No work may commence on the site until:

1. Plans are approved;
2. A preconstruction meeting is held;
3. Pleasant View City Storm Water Construction Activity Permit, complete with SWPPP and NOI, is submitted; and
4. Long-Term Storm Water Management Agreement, including maintenance plan, is executed.

If you have any questions, please feel free to contact me.

Attachments: Redlined plans
Flow Chart 1

Flow Chart 1: Retention vs Treatment



Retention BMPs¹

Rain Garden
 Bioretention Cell
 Green Roof
 Pervious Surface
 Infiltration Basin
 Infiltration Trench
 Underground Infiltration Galleries
 Dry Well
 Proprietary Devices
 Harvest and Reuse³
 Other

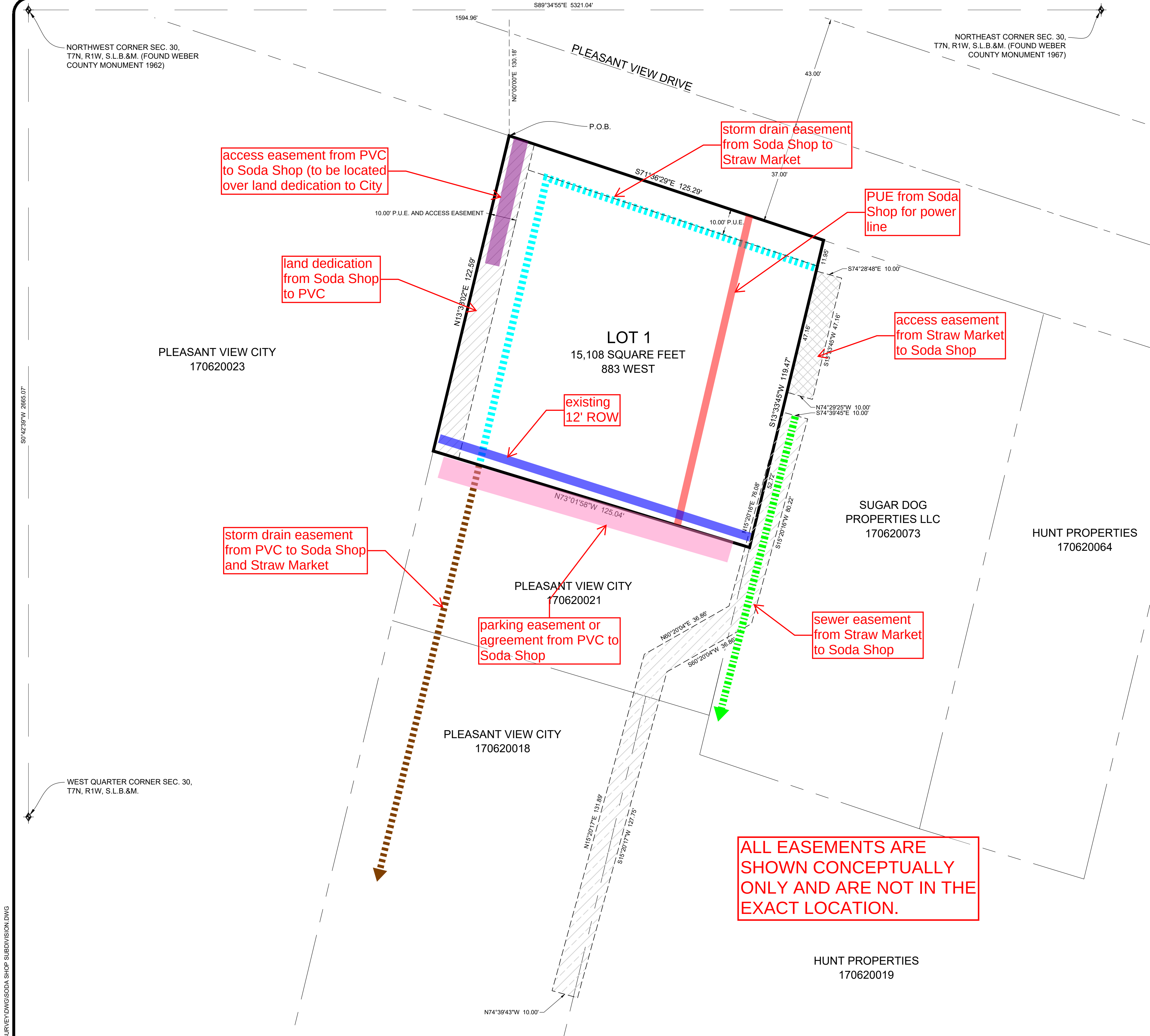
Treatment BMPs²

Bioswale
 Vegetated Strip
 Tree Box Filter
 Proprietary Devices
 Harvest and Reuse³
 Other

¹When retention BMPs are infeasible, they may still provide treatment by using impermeable liners and underdrains.

²Bioswales may function as retention devices if soils permit and if a raised outlet is provided.

³Harvest and Reuse may be considered a retention BMP or a treatment BMP depending on the application.



SODA SHOP SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
PLEASANT VIEW CITY, WEBER COUNTY, UTAH
APRIL 2023

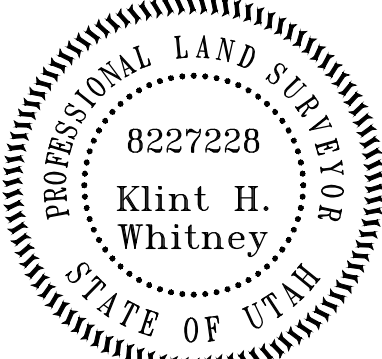
BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PLEASANT VIEW DRIVE BEING LOCATED SOUTH 89°34'55" EAST 1594.96 FEET ALONG THE NORTH LINE OF SAID SECTION 30 AND SOUTH 00°00'00" EAST 130.18 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 30; RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 71°36'29" EAST 125.29 FEET; THENCE SOUTH 13°33'45" WEST 119.47 FEET; THENCE NORTH 73°01'58" WEST 125.04 FEET; THENCE NORTH 13°33'02" EAST 122.59 FEET TO THE POINT OF BEGINNING. CONTAINING 15,108 SQUARE FEET.

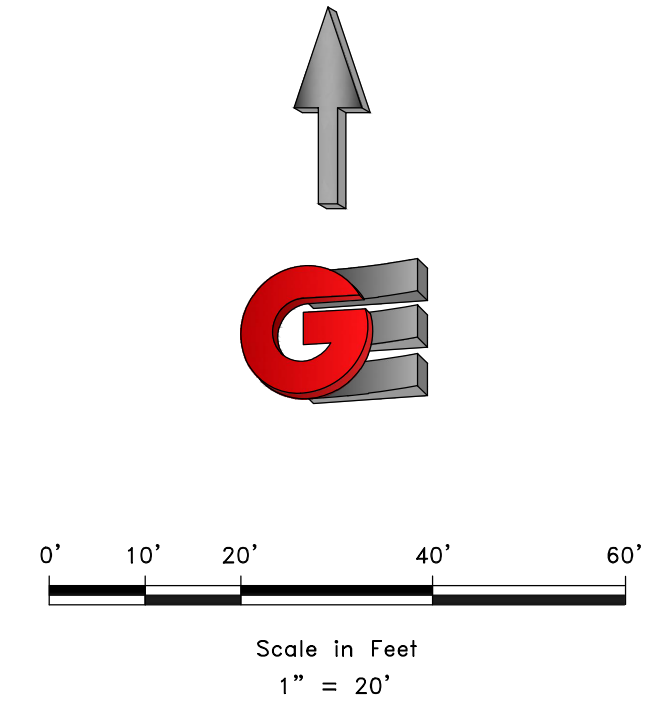
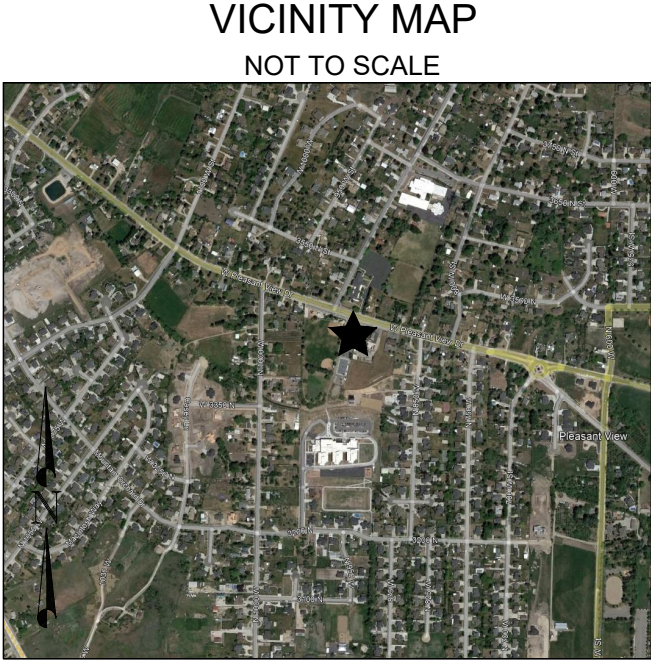
SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS SODA SHOP SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2023.



KLINT H. WHITNEY, PLS NO. 8227228



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- DUMPSTER PAD & PARKING EASEMENT
- SEWER EASEMENT

NOTES

- ZONE (CP-1) CURRENT YARD SETBACKS:
Front, twenty feet for all buildings and walls or fences over three feet in height.
Side, none except ten feet adjacent to residential boundary.
Side facing street on corner lot twenty feet.
Rear, none except ten feet where building rears on a residential zone.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C200E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

PLEASANT VIEW CITY ENGINEER

I HEREBY CERTIFY THAT ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO PLEASANT VIEW CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH

DATE _____ 2023
CITY ENGINEER _____

PLEASANT VIEW CITY APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE LAND USE AUTHORITY OF PLEASANT VIEW CITY, UTAH.

SIGNED THIS _____ DAY OF _____, 2023.
MAYOR _____
ATTEST: _____
CITY RECORDER _____

PLEASANT VIEW PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE PLEASANT VIEW CITY PLANNING COMMISSION

SIGNED THIS _____ DAY OF _____, 2023.
PLANNING COMMISSION CHAIR _____

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY SCOTT COPE. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°34'55" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF PLEASANT VIEW DRIVE WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY RECORDED SURVEY NUMBERS 7293, AND 3255 PREPARED BY HANSEN AND ASSOCIATES.

DEVELOPER:
SUGAR DOG PROPERTIES
1085 WEST 4150 NORTH
PLEASANT VIEW, UT 84414

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
1580 W 2100S, WEST HAVEN, UT 84405
P 801.476.0202 F 801.476.0066

S1
1

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____

AT _____ IN BOOK _____ OF OFFICIAL _____

RECORDS, PAGE _____ RECORDED _____

FOR _____

COUNTY RECORDER _____

BY: _____



Planning Commission Staff Report

Soda Shop Minor Subdivision July 6, 2023

BASIC INFORMATION

Application Number:	SBD 23.03
Applicant:	Scott Cope / Kevin Fullmer
Owner:	Sugar Dog Properties
Acreage:	.35
Lots:	1
Location:	Approximately 883 W Pleasant View Drive
Current Zoning District:	CP-1

PROPOSAL AND BACKGROUND

The applicant is proposing to legally subdivide a parcel into one legal lot. This is a minor subdivision, which is required to go to the Planning Commission for consideration for approval. The property owner is seeking to have the property approved as a legal lot, in order to have a site plan considered for the same property. A legally subdivided lot is a prerequisite to a building permit, site plan, and other approvals. A building permit may not be issued until a subdivision is approved and recorded for the property.

STAFF REVIEW & FACTORS FOR CONSIDERATION

17.10.010 Intent

For Minor Subdivisions, the Planning Commission shall be the Land Use Authority. (Ord.2008-5, dated 4/8/08)

17.10.020 Minor Subdivision Qualification: In order to be considered for approval as a minor subdivision under this chapter, a subdivision must meet the following standards:

- Must meet all applicable requirements of the zone in which located and may not be a special approval development (no PRUD, cluster development, or other special approval development).
- Must consist of four or less lots.
- Must be located on an existing dedicated public right of way.
- Must provide all normally required improvements or receive a specific deferral from the Planning commission for such improvements.

e. Must meet all other appropriate requirements of this title. (Ord.2008-5, dated 4/8/08)

Staff Comment: Staff recommendation is that the proposed subdivision meets the above requirements to qualify as a minor subdivision.

This is a relatively simple subdivision with regards to standard zoning requirements. It falls within the purview of a minor subdivision and the Planning Commission. However, there are a number of requirements unique to this property relating to utilities, related easements, dedication of property, and shared parking agreements.

First, there is a powerline that traverses the property. The power line is relatively speaking, low hanging. Staff recommends that the applicant verify the potential existence of a Rocky Mountain Power easement through the property, show easement on plat, if present on property. Further, the City needs to have verified from Rocky Mountain power, what distance a building would need to be from the power line, not just vertically, but horizontally, and have that area shown on the plat. If an easement is not in place, an easement should be granted to city, as a Public Utility Easement, or to Rocky Mountain Power.

There is a storm drain, which comes from the Straw Market property, immediately to the east, that enters and crosses a portion of the property for this proposed subdivision. The applicant needs to provide a storm drain easement to Straw Market, to enable them to have this storm drain to cross the property, provide an easement agreement to the Straw Market property, and show that easement on the plat.

There is currently a portion of the parcel, as currently constituted, that extends into the area being used as a part of Pleasant View Park Road. Staff recommends that this property, on the west side of the plat be dedicated to City, and that the applicant show that dedication on the subdivision plat. Further, Staff recommends that the applicant provide an access easement agreement to the City, for this property that will be newly dedicated City property for a road, with an exhibit for an egress route for the property owner, through the road.

Staff also has concern that additional parking may be needed, given the use, the proximity of the site to the park, pickleball courts, and related facilities. Staff recommends that the applicant enter into an agreement with the City to use the stalls on City property to the south.

Staff also shows that County records indicate that there may be a 12' R.O.W on the south side of the site. Staff recommends that the applicant verify potential existence and purpose of this 12' R.O.W. on south side of site, and show this easement on the plat, *or vacate the easement if not present.*

The applicant also needs to provide a title report. One thing this will accomplish is demonstrating easements on property.

There are a large number of easements on this site. Staff recommends that the plat be recorded no sooner than all related easement agreements required to be prepared for the property are recorded. Additionally, with their respective agreement numbers, and the easements themselves need to be shown on the plat.

Any easements or other agreements being provided from the City, or entered into with the City need to be approved by the City Council.

Further the applicant should show the former property lines on the plat, in light grey, to indicate the former property boundaries, on the plat.

Further, Staff recommends that the applicant be required to meet any redline comments currently spelled out by Engineer on City Plat.

STAFF RECOMMENDATION

Staff recommends ***approval*** of the Soda Shop Subdivision, subject to the following recommended conditions of approval:

- Rocky Mountain Power, needs to verify what distance a building would need to be from the power line, not just vertically, but horizontally, and have that area shown accurately on the plat. If an easement is not in place, an easement should be granted to city, as a Public Utility Easement, or to Rocky Mountain Power.
- The applicant needs to provide a storm drain easement to Straw Market, to enable them to have the storm drain line cross the property, provide an easement agreement to the Straw Market property, and show that easement on the plat.
- The property currently in Pleasant View Park Road belonging to the parcel proposed for subdivision on the west side of the plat be dedicated to City, and that the applicant show that dedication on the subdivision plat.
- The applicant provide an access easement agreement to the City, for this property that will be newly dedicated City property for a road, with an exhibit for an egress route for the property owner, through the road.
- The applicant enter into an agreement with the City to use the parking stalls on City property to the south.
- Staff recommends that the applicant verify potential existence and purpose of a 12' R.O.W. on south side of site, and show this easement on the plat, *or vacate the easement if not present*.
- The applicant also needs to provide a title report, to verify easements on the property, among other reasons, etc.

- The plat be recorded no sooner than all related easement agreements that are being required to be prepared for the property are recorded. The respective agreement numbers for these easements, and the easements themselves need to be shown on the plat.
- Any easements or other agreements being provided from the City, or entered into with the City need to be approved by the City Council.
- Further the applicant should show the former property lines on the plat, in light grey, to indicate the former property boundaries, on the plat.
- The applicant be required to meet any redline comments currently spelled out by Engineer on City Plat.
- Adjust signature blocks to correct signature blocks for this type of subdivision.
- The above recommended conditions of approval be reviewed for completion by members of the Development Review Committee.
- Any adjustments necessary to record, including those required by Weber County, that do not violate the City requirements for a plat.

Public Comment

There have been no comments.

STAFF CONTACT

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

Exhibits

- 1) Vicinity Map
- 2) Subdivision Plat with Engineer's Review Comments

ATTACHMENT 1) Vicinity Map



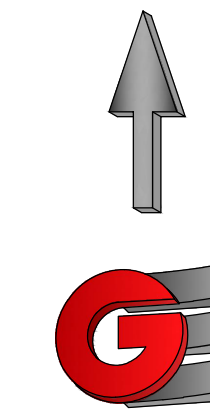
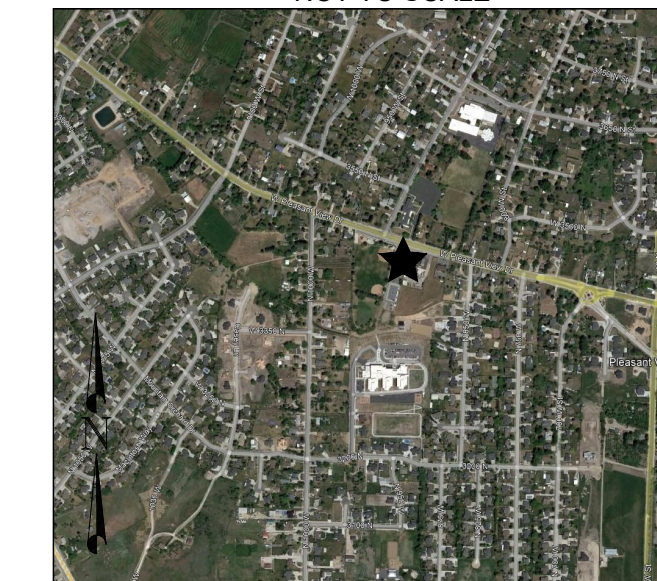
LOCATED IN THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
PLEASANT VIEW CITY, WEBER COUNTY, UTAH
APRIL 2023

A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PLEASANT VIEW DRIVE BEING LOCATED SOUTH 89°34'55" EAST 1594.96 FEET ALONG THE NORTH LINE OF SAID SECTION 30 AND SOUTH 00°00'00" EAST 130.18 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 30; RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 71°36'29" EAST 125.29 FEET; THENCE SOUTH 13°33'45" WEST 119.47 FEET; THENCE NORTH 73°01'58" WEST 125.04 FEET; THENCE NORTH 13°33'02" EAST 122.59 FEET TO THE POINT OF BEGINNING. CONTAINING 15,108 SQUARE FEET.

I, KUNT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE UTAH DEPARTMENT OF HERITAGE AND ARTS, I HAVE SUBDIVIDED THE SODA SHOP TRACT SHOWN HEREON INTO SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS SODA SHOP SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO IDENTIFY THE REAL PROPERTY DESCRIBED HEREIN; THAT THE REQUIREMENTS OF THE LAND USE CODE, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

A circular professional seal for a land surveyor. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "STATE OF UTAH" at the bottom, separated by a wavy line. The inner circle contains the license number "8227228" and the name "Klint H. Whitney".

VICINITY MAP
NOT TO SCALE



WEBER COUNTY MONUMENT AS NOTED

- ## NOTES

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY SCOTT COPE, THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 12 WEST, OF THE SALT LAKE BASIN AND MERIDIAN WHICH BEARS NORTH 89°34'55" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF PLEASANT VIEW DRIVE WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY RECORDED SURVEY NUMBERS 7293, AND 3255 PREPARED BY HANSEN AND ASSOCIATES.

SIGNED THIS _____ DAY OF _____, 2023.

PLEASANT VIEW CITY ENGINEER

I HEREBY CERTIFY THAT ALL APPLICABLE
STATUTES AND ORDINANCES PREREQUISITE TO
PLEASANT VIEW CITY ENGINEER APPROVAL OF
THE FOREGOING PLAT AND DEDICATIONS HAVE
BEEN COMPLIED WITH

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION
OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL
STREETS, EASEMENTS AND OTHER PUBLIC IMPROVEMENTS
GUARANTEE WERE DULY APPROVED AND ACCEPTED BY
THE LAND USE AUTHORITY OF PLEASANT VIEW CITY, UTAH

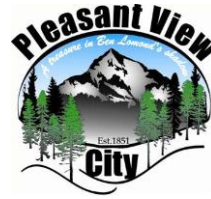
MAYOR

ATTEST: _____
CITY RECORDER

1. ZONE (CP-1) CURRENT YARD SETBACKS:
Front, twenty feet for all buildings and walls or fences over three feet in height.
Side, none except ten feet adjacent to a residential boundary.
Side facing street on corner lot twenty feet.
Rear, none except ten feet where building rests on a residential zone.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C200E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

DEVELOPER: SUGAR DOG PROPERTIES 1085 WEST 4150 NORTH PLEASANT VIEW, UT 84414	S1 1	COUNTY RECORDER
		ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____ COUNTY RECORDER BY: _____

R:\0347 - COPE, SCOTT\2301 - PLEASANT VIEW SODA SHOP\SURVEY\DWG\SODA SHOP SUBDIVISION.DWG



MEMORANDUM

To: Pleasant View City

From: Dana Q. Shuler, P.E.
City Engineer's Office
Jones & Associates Consulting Engineers

RE: **Minor Subdivision Review**
Soda Shop (883 W Pleasant View Dr.)

Date: June 2, 2023

Our office has completed a review of the submittal received by us on May 31, 2023. The submittal contained a subdivision plat.

MINOR SUBDIVISION REVIEW

We offer the following comments:

1. The following summarizes the provided (struck-through) or not provided required subdivision site information:

17.10.030 Requirements for Minor Subdivision Applications

2. Preliminary Subdivision Plat. A preliminary plat, prepared by a licensed land surveyor, or engineer, shall be provided. The preliminary subdivision plat shall be prepared in permanent ink and all sheets shall be numbered. A minimum of one (1) 11x17 size and five (5) 24x36 size paper copies, and a digital copy in format acceptable to the City Engineer shall be required. The Minor subdivision plat shall show the following:
 - a. ~~A layout plan of the proposed subdivision, at a scale of no more than 1" = 100', or as recommended by the City Planner and/or City Engineer.~~
 - b. ~~The proposed name of the subdivision and the section, City, range, principal median, and County of its location shall be located at the top and center of the preliminary plat.~~
 - c. ~~A title block, placed on the lower right hand corner of the plat showing:~~
 - i. ~~Name and address of owner of record and the name and address of the licensed surveyor responsible for preparing the preliminary plat.~~
 - ii. ~~Date of preparation of the preliminary subdivision plat, and all revision dates.~~
 - d. ~~North arrow, graphic and written scale, and basis of bearings used.~~

- e. ~~All proposed lots, rights of way, and easements created by the proposed subdivision and their bearings, lengths, widths, name, number, or purpose. Each proposed lot shall identify, including dimensions, required setback lines (the buildable area) including front, side, and rear as required by the Zoning District in which the proposed subdivision is located. **Setbacks not shown.**~~
 - f. ~~A vicinity map of the site at a minimum scale of 1" = 1000'.~~
 - g. ~~Surveyed boundary of the proposed subdivision; accurate in scale, dimension and bearing, and giving the location of and ties to the nearest survey monument.~~
 - h. ~~The location of the property with respect to surrounding property and roads, and the names of all adjoining property owners of record.~~
 - i. ~~The legal description of the entire subdivision site boundary.~~
3. Required Subdivision Site Information. The following subdivision site information is required and shall be provided at the same scale as the preliminary subdivision plat, but may be on separate sheets, if necessary:
- a. ~~The identification of known natural features on a map including, but not limited to, jurisdictional wetlands as identified by the U.S. Army Corps of Engineers, flood channels as identified by a Federal or State Agency, all water bodies and drainage ways, any sensitive lands, and any potential natural hazards including geological conditions, and any other prominent or unique natural features, or as may be specifically required by the Planning Commission, or City Council, for the entire subdivision site, including the total acres in each such feature.~~
 - b. Existing site contours, at intervals of no greater than ten feet, unless other-wise approved or required by the City Engineer, overlaid with the proposed subdivision layout. Slope calculations, according to the requirements of this title, shall also be provided. **Not provided**
 - c. The location of any known man-made features on, or contiguous to the subdivision site, including existing platted lots, utility easements, railroads, power lines and power poles, bridges, culverts, drainage channels, road rights-of-way and easements, field drains, and well or spring protection areas. **Not provided; include retaining walls**
 - d. The location and dimensions of all existing buildings, fence lines and property lines, overlaid with the proposed subdivision layout. **Not provided**
 - e. ~~All existing roadway locations and dimensions.~~
(end of code requirements)
2. Provide off-site easements executed by property owners:
- b. Dumpster pad and parking easement
 - c. Sewer easement

No work may commence on the site until:

1. Subdivision is approved by Planning Commission;
2. A preconstruction meeting is held;
3. Pleasant View City Storm Water Construction Activity Permit, complete with SWPPP and NOI, is submitted; and
4. Long-Term Storm Water Management Agreement, including maintenance plan, is executed.

If you have any questions, please feel free to contact me.

Attachments: Redlined plans