



Pleasant View Planning Commission

Meeting Agenda

October 5, 2023

6:00 p.m.

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

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

6:05 P.M. 2. **Meeting Minutes Approval** – Consideration for approval of meeting minutes for the November 3, 2022, June 1, 2023, July 6, 2023, and August 3, 2023 meetings.

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

- a. Consideration regarding a recommendation on the Farr-West Industrial Subdivision Plat & Subdivision Plat Amendment) (which proposes to add two lots and amend two existing lots in the Simon Goe Subdivision and the Wasatch View Estates subdivision)
 1. Public Hearing

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

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

Notice is hereby given that the Planning Commission of Pleasant View City will hold a meeting at the City Office Building, 520 W Elberta Dr. on **Thursday, October 5, 2023, at 6:00 PM.**

Notice posted on October 2nd, 2023 - Brandon Bell, Planning & Zoning Administrator.

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

**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD**

November 3, 2023

[\(3\) Planning Commission Meeting - November 3, 2022 - YouTube](#)

MEMBERS PRESENT

Andy Nef
Dean Stokes
Jeff Bolingbroke
Julie Farr
Manya Stolrow
Chad Kotter

EXECUSED

David Gossner
Sean Wilkinson

STAFF PRESENT

Amy Mabey, City Administrator
Brandon Bell, Planning and Zoning Administrator

VISITORS

MINUTES PREPARED BY:

Brooke Smith, MMC
5/30/2023, 6/11/2023, 9/11/2023

MINUTES APPROVED:

Pending

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

OPENING PRAYER

PLEDGE OF ALLEGIANCE

DECLARATION OF CONFLICT OF INTEREST

The Planning Commission meeting was called to order on Thursday, November 3, 2022, at 6 PM. The Chair opened the meeting with a quote and pledge of allegiance which was offered by Manya Stolrow a member of the Commission.

Moving forward, the next agenda item focused on the declaration of conflicts of interest. The Chair inquired whether any of the Commissioners needed to disclose any conflicts of interest for the meeting. No conflicts were noted by any of the Commissioners.

PUBLIC HEARINGS - ADMINISTRATIVE CONSIDERATIONS:

Site Plan for Boyer Pleasant View Warehouse.

Site Plan for the Boyer Pleasant View Warehouse located at 3205 North Highway 89. (Approve/Not Approve)

The agenda proceeded to the Site Plan for the Boyer Pleasant View Warehouse located at 3205 North Highway 89. The Chair clarified that this item had already been approved by the Commission in a previous meeting on January 18. Therefore, it was unnecessary to address this item again during the current meeting, as it had already received consent and was no longer on the agenda.

Conditional Use and Site Plan for RV and Truck Fuel Station.

Conditional Use and Site Plan for the construction of an RV and Truck Fuel Station located at 2709 Rulon White. (Approve/Not Approve)

During the Planning Commission meeting, the focus shifted to the Conditional Use and Site Plan for the construction of an RV and Truck Fuel Station at 2709 Rulon White.

City staff recommended approval of the project, and the Development Review Committee had also given their approval. There was a question from the commission regarding adjustments made for Fire Flow. However, it was mentioned that there was a gap in information regarding additional sanitary sewer requirements, which would be looked into further.

Commissioners raised questions and concerns about various aspects, such as the oil-water separator, the RV dump, truck traffic, queuing, and access. The engineer present at the meeting provided clarifications on these matters.

CITIZEN COMMENTS

Public hearing open, no comments were made and the citizen comment period of the public hearing was closed.

MOTION

A motion was made and seconded to approve the Conditional Use and Site Plan for the RV and Truck Fuel Station, with the conditions outlined in the staff report. The motion was passed unanimously.

Conditional Use Permit and Site Plan for Pole Patch II Subdivision.

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

During the Planning Commission meeting, the focus shifted to the Conditional Use Permit and Site Plan for a single-family home at Waterfall Drive, Lot #28 in the Pole Patch II Subdivision. The Chair mentioned that the applicant had shown up and walked them through the proposal.

However, it was mentioned that the application did not meet the setback requirements, and the applicant may need to revise their plans or seek approval from the Board of Adjustment. It was recommended to table the item for now and ask the applicant to come back with a revised proposal that complies with the ordinances.

MOTION

A motion was made and seconded to table the Conditional Use Permit and Site Plan for Lot #28 in the Pole Patch II Subdivision. The motion was passed without opposition.

PUBLIC HEARINGS - LEGISLATIVE CONSIDERATIONS AND RECOMMENDATIONS TO THE CITY COUNCIL

Zoning ordinance text amendments to disallow the uses of Car Wash, Self-Service Manual Spray, and Car Wash, Automatic in the following zones:

- i. **Manufacturing/Commercial Mix Zone (MCM);**
- ii. **Planned Manufacturing Zone (MP-1);**
- iii. **Neighborhood Commercial Zone (C-1);**
- iv. **General Commercial Zone (C-2);**
- v. **Planned Commercial Zone (CP-1); and**
- vi. **Planned Commercial Zone (CP-2).**

The agenda item involved the discussion of three distinct items related to carwash regulations. The participants decided to address these items separately. The session began by turning over the floor to the staff members, who were tasked with presenting the recommendations regarding carwash

regulations. The discussion revolved around potential changes to the existing carwash regulations, considering various zones and recent developments in the area, particularly concerning water usage.

The staff highlighted that the proposed recommendations encompassed ordinance amendments related to carwash usage, including both automatic and self-service carwashes. They expressed concerns about water usage and the need to evaluate zoning regulations in light of these developments. The suggestion put forward was to restrict new carwash establishments, except in the Commercial Entertainment Park (CEP) zone. The Planning Commission would consider this recommendation, and if approved, it would move forward to the city council for the drafting of an ordinance. The zoning map was also discussed to illustrate the proposed changes.

During the discussion, there was mention of CP3 zoning, which play a significant role in the conversation. The availability of carwash establishments within this zone was discussed, but it was clarified that zoning alone would not guarantee their allowance, as it depended on other factors. The participants discussed specific areas and their suitability for carwash facilities. The potential impact of recent developments on this process was acknowledged, leading to questions about relocating or changing dimensions.

Regarding Item A, the discussion revolved around disallowing carwashes in various zones. Item B focused on changing the status of carwashes in the CP3 zone from allowed too conditional. There was an acknowledgment that water usage needed further attention, not just for carwashes but also for other water-intensive activities. The emphasis was on ensuring water supply and responsible development rather than limiting growth.

CITIZEN COMMENTS

During the citizen comment period of the public hearing, the session began with a motion to open the hearing for Item A, which was seconded and approved.

A citizen expressed their concern. They voiced opposition to the proposed changes, emphasizing that they neither had plans for a carwash nor any ties to the carwash industry. The citizen highlighted the potential negative impact of removing carwash facilities from certain zones, arguing that it could discourage developers from establishing such facilities. They specifically mentioned the need for car washes in industrial areas for cleaning trucks, implying that such businesses are essential.

In response, the staff clarified that the proposed changes might not preclude on-site carwashes if they were part of the site plan. They acknowledged the validity of the feedback and emphasized the importance of considering specific proposals. The citizen then mentioned a scenario where travelers off the freeway during winter storms might require carwash services. However, they expressed disagreement with removing carwashes entirely, asserting that there was a need for them.

The discussion continued with a citizen suggesting the need for an exception in MP1 zones within the industrial area, rather than limiting carwashes exclusively to the CEP zone. They questioned the logic of this restriction, especially in areas that were not prominently located on main streets.

The citizen comment period concluded with the staff thanking the citizens for their feedback and opening the floor for any additional comments, but no one else from the city or meeting provided comments.

A motion was made and seconded to close the public hearing, which was approved, and the session ended with the acknowledgment of the received feedback.

DISCUSSION

During the follow-up discussion among the Planning Commission members and staff, various options and considerations were explored regarding the proposed changes related to carwashes in different zones. Staff clarified that the primary concern was water usage, and they were open to modifications based on the Commission's comfort level with different zones.

The discussion revolved around whether to recommend all the zones as is or make specific changes to certain zones. The members debated whether to differentiate between carwashes and truck washes, especially in manufacturing zones (MP1) where the need for truck washes might be higher. There were questions about how to control water usage effectively and whether zoning was the most appropriate tool for addressing this issue.

Some members expressed the need for more information and data on water usage by carwashes compared to other commercial businesses, emphasizing that decisions should be evidence-based. They also raised concerns about the potential unintended consequences of zoning restrictions on carwashes, such as limiting development.

There was a discussion about potentially making carwashes conditional uses in specific zones, which would require each proposal to go through the Planning Commission for approval, allowing for more oversight. However, the legal complexities of this approach were acknowledged.

MOTION

A motion was made regarding the zoning ordinance text amendment to restrict the use of carwashes (Self Service Manual Spraying or Wash Automatic) in specific zones. The motion proposed disallowing carwashes in the following zones: Neighborhood Commercial Zone (CC-1), General Commercial Zone (C-2), Planned Commercial Zoning (CP-1), and Planned Commercial Zone (CP-2). Additionally, it recommended that carwashes be conditional use permits in the Manufacturing Commercial Mixed Zone (MCM) and the Manufacturing Planned Zone (MP-1).

MOTION WITHDRAWN

However, it appears that there was no second to the motion, and some members expressed concerns or reservations. Therefore, the motion was ultimately withdrawn by the individual who made it. The meeting then continued without any motions on the table.

DISCUSSION

The discussion commenced with the introduction of a motion to disallow specific types of car washes, including self-service, manual spraying, and automatic washes, in multiple zoning categories, such as Neighborhood Commercial (C1), General Commercial (C2), Plan Commercial (CP1 and CP2), Manufacturing Commercial Mixed (MCM), and Plan Manufacturing (MP1).

Throughout the conversation, participants raised concerns about water usage, particularly in some car wash operations that consume significant quantities of water. There were debates about whether it was fair to regulate car washes based on water consumption while other businesses that also used substantial amounts of water remained unregulated. Additionally, participants discussed the potential visual impact and density of car washes along commercial corridors. Conditional use permits and zoning considerations were examined as possible solutions, and there was an ongoing dialogue about striking a balance between municipal regulation and allowing market forces to determine the number of car washes.

The commissioners repeatedly emphasized the need for more research and information, especially regarding water usage and zoning regulations in other cities.

MOTION TO TABLE

A motion to table the discussion was requested and approved, allowing for further exploration and informed decision-making at a later Planning Commission meeting, scheduled for January.

Zoning ordinance text amendment modifying the use of Car Wash, Self-Service Manual Spray in the Planned Commercial Zone (CP-3) from a permitted to conditional use.

The meeting proceeded to item B on the agenda, which discusses a zoning ordinance text amendment related to car washes, specifically focusing on "Car Wash, Self-Service Manual Spray" within the Planned Commercial Zone (CP-3). The proposed amendment seeks to change the status of these car washes from being permitted to conditional use within this zoning category.

CITIZEN COMMENT

The discussion begins with the motion to open a public hearing on this proposed amendment. No comments were made. Afterward, a motion is made to close the public hearing.

DISCUSSION

Following these procedural steps, a motion was then proposed to table the zoning ordinance text amendment until January, allowing for more time to gather additional information and conduct further discussions on the matter.

Zoning ordinance text amendment to consider disallowing Single-Family Dwellings as a use in the Planned Manufacturing Zone (MP-1).

During the discussion regarding item C on the agenda, a zoning ordinance text amendment was proposed to disallow Single-Family Dwellings as a permitted use in the Planned Manufacturing Zone (MP-1).

Commission comments during the discussion expressed support for this amendment, emphasizing that it should have been implemented much earlier to prevent inappropriate use of the MP-1 zone. The discussion involved reviewing the zoning map, highlighting the industrial character of the area, and noting the presence of some single-family homes in the vicinity.

The consensus among those participating in the discussion was that allowing single-family homes in the MP-1 zone did not align with the zone's intended industrial purpose, and it was deemed a cleanup item.

CITIZEN COMMENTS

A motion was made to open the topic for a public hearing, followed by a second and unanimous approval. No comments were made.

MOTION

After closing the public hearing, a motion was put forth to recommend to the city council the approval of the zoning ordinance text amendment, disallowing single-family dwellings in the MP-1 zone. The motion was seconded and approved without further discussion.

Commission Discussion

During the final commission chair discussion at the end of the meeting, several important topics were addressed. The chair began by reminding the commission about the upcoming meetings scheduled for the month and noted that one of them was not a regular meeting but a holiday gathering celebration that could be discussed during the other meeting for convenience.

A key point of discussion revolved around the distinction between official public meetings and informal social gatherings. The chair clarified that the holiday gathering was not considered a public meeting but rather a social event, emphasizing that it should not involve planning commission business to avoid potential legal issues, including recording and GRAMA (Government Records Access and Management Act) requests.

The chair also highlighted the importance of communication protocols within the commission and recommended that questions and discussions among commissioners and staff should be conducted through direct communication rather than email chains. This approach aimed to prevent unintentional creation of meetings through email discussions and to maintain professionalism.

One commissioner raised a question regarding whether, as a citizen of Pleasant View, they could express their opinions on community issues outside of commission meetings. The chair affirmed that citizens had the right to voice their opinions but cautioned against making comments that might suggest predetermined notions or bias, particularly when the commission had already made recommendations on specific matters. The chair encouraged transparency when addressing the city council to clarify the commission's role in making recommendations.

The discussion concluded with a brief mention of dietary restrictions for the holiday gathering, ensuring that all members were accommodated.

ADJOURNMENT

A motion to adjourn was made. The meeting ended at 8:05 p.m.

**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD**

June 1, 2023

utah.gov/pmn/files/1013209.m4a

MEMBERS PRESENT

Andy Nef
Dean Stokes
Jeff Bolingbroke
Julie Farr
Manya Stolrow
Chad Kotter
David Gossner
Sean Wilkinson

VISITORS

MINUTES PREPARED BY:

Brooke Smith, MMC
6/18/2023, 8/29/2023, 9/14/2023

EXCUSED

STAFF PRESENT

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

MINUTES APPROVED:

Pending

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

OPENING PRAYER

PLEDGE OF ALLEGIANCE

DECLARATION OF CONFLICT OF INTEREST

The chairperson welcomed everyone in attendance, expressing gratitude for their presence and participation. The commissioners were acknowledged for their dedication to the city's activities.

The meeting began with the recitation of the Pledge of Allegiance. Following that, a quote was offered by Commissioner Manya Stolrow.

The chairperson acknowledged that all attendees had reviewed the agenda for the meeting. They then inquired if anyone needed to declare any conflicts of interest, providing an opportunity for disclosure. However, no conflicts were reported.

LEGISLATIVE ITEMS

General Plan Amendment - Master Street Map

i. Consider a recommendation to the City Council to amend the Master Street Map as part of the General Plan

ii. Public Hearing

3:03 to 7:11 (good start) 1:10 Motion to open Public Hearing. 1:13 Motion - 1:15

The Planning Commission held a public hearing to consider a recommendation to the City Council regarding amending the Master Street Map as part of the General Plan. The City Engineer gave an overview of the proposed changes to the map. Some of the proposed changes included reconfiguring the alignment of a road in the Far West area to provide better interconnectivity since additional railroad crossings are unlikely to be approved. The proposed map also showed a new alignment for Skyline Drive to address issues with the steep grade and difficulties negotiating with landowners per

previous agreements. The map included a downgrade of Skyline Drive from an arterial to a major collector based on projected traffic counts from the Wasatch Front.

Some commissioners expressed concerns about the proposed roundabouts on Skyline Drive and whether they would be properly sized to accommodate truck traffic. The City Engineer explained the roundabouts were recommended by UDOT to keep traffic moving but they could be engineered for the size of roadway. There was significant discussion about the need for a second access point out of the Station area, with general agreement on the importance of a second access there.

Regarding the section of roadway from White Blvd northward, a commissioner requested reviewing previous traffic studies that supported a wider 5-lane road with bike lanes. There were concerns the revised map showed a reduced road width without consideration of those prior studies. The City Engineer acknowledged reviewing those studies and ensured bike lane recommendations would be considered.

There was discussion about a potential future overpass of I-15 in conjunction with UDOT's long-range plans. The commissioners emphasized the need to coordinate the city's plans with UDOT's proposals to ensure connectivity.

A property owner attended with concerns about a road alignment leaving a small unusable parcel based on adjacent zoning. The City Engineer explained the map shows intent for connectivity, but actual alignment happens during development and can be adjusted accordingly.

CITIZEN COMMENTS

The planning commission opened the public hearing, but there were no comments.

DISCUSSION

The discussion then shifted to the proposed changes under consideration. It was highlighted that the commission could recommend approval, denial, or request further details and answers from city staff. There was a focus on specific concerns, including the width and functionality of Rulon White Boulevard, with a request to revisit previous studies and present them to the City Council for consideration. The discussion also touched upon the size of roundabouts and safety measures, with an assurance that they would be appropriately sized as per regulations.

MOTION

After the public hearing, the commissioners made a motion to approve the map as presented, with the request to research prior studies on the White Blvd roadway width and present findings to the City Council. The motion passed unanimously.

The meeting concluded with expressions of gratitude and acknowledgment of Staff assistance in addressing questions and concerns.

Zoning Text Amendment (Rezone) – MP-1

i. Clarify motion to City Council regarding removing 'Single-Family Dwelling' from the list of uses in the MP-1 Zone (Planning and Zoning Administrator, Brandon Bell)

The Planning Commission revisited a previous recommendation regarding removing 'Single-Family Dwelling' as an allowed use in the MP-1 Zone. This item was discussed at a prior meeting, but there was a need to clarify the motion to ensure integrity of the recommendation to City Council.

The Planning and Zoning Administrator explained there was an inaccuracy in the previous motion that needed to be rectified. He confirmed with the Commissioners that the intent was to remove single family homes as an allowed use in the MP-1 Zone.

Since this item was already discussed at a public hearing during the previous meeting, there was no need to reopen the public hearing for additional comment.

MOTION

A Commissioner made a motion to clarify the previous recommendation by amending it to clearly state the Planning Commission recommends removal of single-family dwellings as an allowed use in the MP-1 Zone. The motion was seconded and passed unanimously with no further discussion.

REMARKS FROM COMMISSIONER AND/OR STAFF

The Planning Commission moved to the final agenda item of commissioner remarks and updates.

The Planning Director provided an update that the commissioners recently completed required training on the fundamentals and overview of planning. Additional upcoming training was being scheduled related to legislative updates from the prior year that would be provided by the League of Cities and Towns.

The Planning Director also noted the Wasatch Front Regional Council director was scheduled to attend the July commission meeting as part of outreach to several cities in the region.

There were no remarks from the commissioners or updates from the City Council liaison.

The Chair reminded the commissioners about participating in the upcoming parade and passing out candy from golf carts. Several commissioners confirmed their availability to assist with the parade.

The Planning Director noted they would be arranging a future field trip for the commissioners to tour some housing product in surrounding cities to get ideas. There was brief discussion of potential locations to visit.

ADJOURNMENT

Following commissioner and staff remarks, a motion was made and seconded to adjourn the meeting. The motion passed unanimously.

**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD**

July 6, 2023

<https://www.utah.gov/pmn/files/1013609.m4a>

MEMBERS PRESENT

Andy Nef
Dean Stokes
Jeff Bolingbroke
Julie Farr
Manya Stolrow
Chad Kotter
David Gossner
Sean Wilkinson

VISITORS

Cameron Diehl
Todd Godfrey
Scott Cope
Kevin Fullmer

EXCUSED

STAFF PRESENT

Amy Mabey, City Administrator
Brandon Bell, Planning and Zoning Administrator

MINUTES PREPARED BY:

Brooke Smith, MMC
8/29/2023

MINUTES APPROVED:

Pending

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

OPENING PRAYER

PLEDGE OF ALLEGIANCE

DECLARATION OF CONFLICT OF INTEREST

Commissioner Nef welcomed the audience and expressed gratitude for their presence despite the meeting's relocation due to painting upstairs. Commissioner Wilkinson was asked to lead with a prayer. The prayer, expressed gratitude for the city, its people, and the country, especially in light of Independence Day. The prayer also acknowledged those who had contributed to the nation's progress and asked for guidance in continuing their work. Commissioner Nef asked for conflicts of interest. None were declared.

LEGISLATIVE ITEMS

Cameron Diehl, Executive Director of Utah League of Cities and Towns (ULCT).

Cameron Diehl, Executive Director of the Utah League of Cities and Towns, and land use attorney Todd Godfrey presented on recent changes to state land use law. Specifically, they detailed Senate Bill 174, passed in the 2022 legislative session, which institutes a uniform subdivision approval process for cities across Utah.

Mr. Diehl began with an overview of the political climate and recent trends in the state legislature's approach to municipal governance. He explained that the legislature has increasingly encroached upon local authority in recent years, evidenced by the fact that the 2023 legislative session saw over 240 bills introduced that impacted cities in some manner. This represented a dramatic increase from just 100 such bills when Mr. Diehl began his career at the League of Cities and Towns in 2006.

As the advocacy organization for Utah's cities and towns, the League aims to collaborate with state officials wherever possible but also stands ready to vigorously defend local control and planning authority when necessary. Mr. Diehl explained that a major inflection point in the legislature's

approach came in 2005 when lawmakers fully overhauled the Land Use Development and Management Act (LUDMA) in a way that blurred the lines between cities' administrative and legislative land use decisions. Courts grant much more deference to cities on legislative zoning actions, whereas administrative approvals like subdivisions receive heavier scrutiny. By merging zoning and subdivision concepts under LUDMA, cities lost some discretion on subdivision decisions.

This provided helpful context for the changes instituted under SB 174. Mr. Godfrey explained that the new law creates a uniform subdivision approval process across Utah. Most significantly, city councils may no longer approve subdivisions, as those are now considered solely administrative decisions made by planning department staff and planning commissions. Planning commissions are restricted to reviewing only the preliminary plat for a subdivision; final plat approval goes to staff.

The law allows but does not require any public hearings on subdivisions. Mr. Godfrey suggested this change could improve the process by avoiding emotional public testimony on broader zoning issues already decided when the land was designated for that use. However, cities retain full discretion over legislative zoning decisions.

The presenters stressed all cities must update their ordinances by February 2024 to comply with the new subdivision approval process mandated under SB 174. The League has already secured state funds to assist cities with implementation. Mr. Diehl encouraged Pleasant View to reach out to their technical assistance resources.

During a Q&A portion, Pleasant View officials asked several clarifying questions about aspects of the law and how it would impact their current processes. For example, they sought clarity on which subdivisions fell under the bill's provisions. The presenters provided helpful answers, emphasizing that only housing-related subdivisions were affected, not commercial ones.

The presenters underscored the importance of cities proactively updating their general plans before addressing zoning issues. They noted comprehensive planning helps provide the supportive context and rationale for subsequent zoning policies.

The presentation ended with the presenters urged ongoing communication with state legislators about local needs, as planning authority derives from local residents. Pleasant View's unique context and housing challenges may differ from other cities, and communicating this helps defend against unwanted state interference in local governance.

Public Hearings – Administrative Considerations

a. Minor Subdivision.

Consideration of an application for approval of a Minor Subdivision for the property located at approximately 883 West Pleasant View Drive.

The Pleasant View Planning Commission held a public hearing in August 2023 to consider approval of a minor subdivision application for a 0.35-acre property located at 883 West Pleasant View Drive. City Planner Brandon Bell presented the staff recommendation and outlined key details regarding the request.

Mr. Bell explained the minor subdivision would formally create a legal lot, allowing the property owner to later obtain permits and approvals for development. While the parcel had existed separately since the 1960s, it had never been legally subdivided as required for permitting.

He detailed the proposed subdivision met basic requirements for a minor subdivision based on its size and location on an existing public right-of-way. However, staff recommended approval subject to several conditions due to the property's unique circumstances.

Mr. Bell described the recommended conditions of approval intended to address utility easements, access, and other technical requirements:

- Verify and record any necessary utility easements for existing overhead power lines and underground storm drains on the property
- Provide legal ingress/egress access through an agreement with the adjacent Stromberg Market, since the property lacks street frontage
- Coordinate potential shared parking agreements with the city for public stalls on adjacent park property
- Vacate a recorded 12-foot right-of-way on the south side after verifying its status via title research
- Record the subdivision plat concurrently with all associated easements to clarify property rights
- Meet redline revision requirements from the city engineer on the preliminary plat submittal
- Make any other technical adjustments needed for county recording compliance

Mr. Bell emphasized the number of easements and agreements required for the property. He stated the plat should only be recorded after preparing the legal documents so property rights were clear. Staff aimed to ensure the subdivision's technical compliance before the applicant invested in site plan approval and construction.

CITIZEN COMMENTS

The Pleasant View Planning Commission held a public hearing on the subdivision request. The Commission opened the hearing for public input, but there were no speakers from the public during the citizen comment period. After confirming there were no public speakers, the Commission closed the public hearing portion.

DISCUSSION

The applicant, Scott Cope, spoke to the concerns raised by staff. He stated he was generally amenable to the proposed conditions of approval but felt the overall development review process had been frustrating and expensive for an average resident like himself pursuing a small project.

The applicant, suggested the planning commission have earlier conceptual reviews for residents to get high-level feedback on project feasibility before spending resources on fully engineered plans. He felt coming before the Commission so late in the process provided little value.

In response, the commissioners acknowledged Mr. Cope's frustrations but emphasized their role was evaluating complete, technical applications at this stage versus providing initial project feasibility guidance. They noted the city leadership was open to improving its development review procedures to aid small businesses.

Brandon Bell wanted to contribute to a discussion about concerns. He proposes modifying the staff recommendations, specifically regarding item number six. This item involves verifying a 12-foot right of way on the site's south side and indicating it on the plat. Brandon Bell refers to comments made by the applicant that they can choose to adjust or remove this easement if they can obtain the necessary signature from someone else.

MOTION AND CONDITIONS

After extensive discussion, the Planning Commission voted unanimously to recommend approval of the minor subdivision subject to the staff's conditions of approval, with a modification to address the 12-foot right-of-way pending fire marshal review. * This approval would allow the legal lot to be created.

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.*

b. 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).**

The Pleasant View Planning Commission held a public hearing to consider a conditional use permit and site plan application from Scott Cope and Kevin Fullmer for a proposed soda shop on a 0.35-acre parcel at 883 West Pleasant View Drive. This was the same minor subdivision parcel discussed in the earlier agenda item.

City Planner Brandon Bell presented the staff recommendation to table the application due to unresolved technical issues with the site plan, specifically lacking engineered solutions for sewer service and stormwater drainage. He outlined that the Adequate Public Facilities ordinance requires infrastructure to support development to be available concurrent with impacts. Additionally, setback limitations from overhead power lines traversing the site remained unclear without an easement verification from Rocky Mountain Power. Bell felt these infrastructure uncertainties precluded confirming the site plan's technical viability at this stage.

DISCUSSION

The discussion revolved around whether to approve or table a public hearing. The conversation covered various aspects and concerns regarding the proposal. The commissioners contemplated the option to table it, deny it, or approve it with conditions. The group emphasized the need for the technical requirements of the ordinance to be met, including landscaping, signage, building height, and setbacks. Concerns were raised about utilities, particularly sewer and storm drain solutions, with the absence of proposed solutions causing delays. Commissioners discussed the potential impact of power line issues and the costs associated with potential modifications.

There was also debate about granting conditional approval with staff's conditions versus waiting for further details. The commissioners sought to find a balance between expediting the process and ensuring that core engineering issues were addressed. The conversation concluded with the suggestion to continue with the proposal, track the necessary conditions, and decide at a later point whether to deny, table, or recommend approval based on the evolving information. The need for an easement agreement for storm drainage through city property was noted, and it was confirmed that a public hearing had not yet taken place.

APPLICANT

During the applicant's presentation, Scott Cope and Kevin Fullmer addressed concerns related to their proposal. They responded to questions about the feasibility of their business model, explaining that their concept was inspired by a neighboring property owner's initial idea, which proved too expensive to implement. They highlighted that their building design aimed to accommodate potential traffic flow challenges by placing a sliding door for service, similar to other businesses in the area. The applicant acknowledged potential traffic concerns and the need for a possible second lane. They emphasized their efforts to optimize the layout for a successful operation. Questions about signage were addressed, with the understanding that it would need to comply with the city's sign ordinance.

The applicants discussed the building's design, explaining their choice of using shipping containers to create a modern and unique appearance. They clarified that the containers would be modified to have an overhang, lighting, and other amenities. The timeline for their project was also discussed, with the

applicants aiming to have the container build-out completed in approximately six weeks once they receive the necessary approvals. They highlighted the financial investment required for their venture and expressed confidence in the location's potential. The applicants concluded by indicating their readiness to engage with the public and receive feedback on their proposal.

CITIZEN COMMENTS

Commissioner Nef opened a public hearing to gather community input. No members of the public provided comments, so the hearing was closed.

DISCUSSION

During the subsequent discussion, the planning commissioners, staff, and the applicant engaged in a dialogue regarding the proposal. A suggestion was made by one commissioner to incorporate the conditions recommended by the engineer's report into the approval process. The idea was to ensure that any conditions not explicitly covered by the approval would need to be addressed before moving forward. This suggestion aimed to provide clarity and accountability for meeting the requirements. The proposal's details were further examined, and the discussion revolved around potential conditions, site-specific challenges, and the applicant's intentions. The conversation reflected an effort to ensure that all aspects of the proposal were thoroughly considered and that the necessary conditions were integrated into the approval process.

MOTION AND CONDITIONS

A motion was made to conditionally approve the conditional use permit and site plan, incorporating all staff recommendations outlined in the staff report. They specified that the approval should encompass the provisions of the application and the city ordinances referenced by the staff. The motion also addressed the concerns that led to the proposal's tabling and indicated that all these issues be resolved. They emphasized the importance of obtaining city council approval for any easements across neighboring properties and city-owned land. Furthermore, the motion ensured that the recommendations provided by Jones and Associates and the city engineer were to be addressed in their entirety without being superseded by the approval. The motion was seconded.

DISCUSSION

After the motion was made, the discussion continued with commissioners addressing additional points. The conversation acknowledged the motion on the table and confirmed that it had been seconded for further discussion. The discussion confirmed that the shared parking agreement, driveway adjustments, and related matters were adequately addressed in the proposal. The conversation demonstrated a careful review of the proposal to ensure that all relevant conditions and considerations were taken into account.

MOTION

A vote was called. The motion passed 5-1.

DISCUSSION

The Commission emphasized the approval's conditions placed a substantial burden on city staff to ensure technical requirements were met. Mr. Cope acknowledged the challenges but hoped for prompt approvals to open before the winter season. The commissioners indicated general support for the proposed use at that location to enliven the area.

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.*

CONDITIONAL RECOMMENDATIONS MADE DURING THE MOTION

The Commission specified that the approval should encompass the provisions of the application and the city ordinances referenced by the staff. They emphasized the importance of obtaining city council approval for any easements across neighboring properties and city-owned land. Furthermore, the motion ensured that the recommendations provided by Jones and Associates and the city engineer were to be addressed in their entirety without being superseded by the approval.

REMARKS FROM COMMISSIONER AND/OR STAFF

At the conclusion of the Planning Commission meeting, Commission Chair Nef offered brief closing remarks and updates. He thanked everyone for attending the recent joint training session with the City Council, noting it had been informative and well-received. He mentioned the calendar showed only one meeting currently scheduled for next month, with nothing else on the docket this month barring any urgent items.

Amy Maybe provided several updates on upcoming projects. She said the transportation master plan was nearly complete and would soon be presented for discussion before consideration and adoption by the City Council. Maybe described it as an exciting plan that incorporated public input from open houses last year. Adoption would allow the implementation of updated transportation fees to maintain infrastructure.

The general plan update would follow on the heels of the transportation plan's approval, keeping the Planning Commission busy. Brandon Bell shared he had arranged training in August/September with former Salt Lake County Planning Director Wilf Sommerkorn on group decision-making and avoiding bias. Additionally, Bell encouraged attending the upcoming American Planning Association conference in Ogden in late September.

In closing remarks, the Commissioners thanked the staff for arranging the conference and training.

ADJOURNMENT

A motion was made to adjourn the meeting.

DRAFT

**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD**

August 3, 2023

[Planning Commission - August 3, 2023 - YouTube](#)

MEMBERS PRESENT

Andy Nef
Julie Farr
David Park
Sean Wilkinson
Manya Stolrow
David Gossner

VISITORS

Wilf Sommerkorn
Dave Laloli
Jim Flint

MINUTES PREPARED BY:

Brooke Smith, MMC
August 6, 2023

APPROVED ON:

Pending

EXCUSED

Chad Kotter
Jeff Bolingbroke
Dean Stokes

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

OPENING PRAYER

PLEDGE OF ALLEGIANCE

DECLARATION OF CONFLICT OF INTREST

Commissioner David Gossner lead the attendees in reciting the Pledge of Allegiance, followed by an opening prayer.

During the prayer, Commissioner Gossner expressed gratitude for the gathering of representatives. He highlighted the caring attitude of both citizens and visitors towards the locality, emphasizing a collective desire for positive outcomes. The Commissioner extended thanks to city employees and managers, recognizing their often-unnoticed efforts that contribute to the smooth functioning of the city.

MEETING MINUTES APPROVAL

Consideration for approval of the April 21, 2022, August 4, 2022, September 15, 2022, December 1, 2022, January 5, 2023, and March 2, 2023 meeting minutes.

The Commissioners considered for approval the minutes for the following dates:

- April 21, 2022
- August 4, 2022
- September 15, 2022
- December 1, 2022
- January 5, 2023
- March 2, 2023

DISCUSSION

A few commissioners noted that the attendance roster should be updated as follows:

- For April 21, 2022 minutes, note David Gossner was not on the Commission at this time and requested his name be removed from the roll.
- For August 4, 2022 minutes, note David Park was excused and David Gossner was not on the Commission at this time and requested his name be removed from the roll.
- For September 15, 2022 minutes, add David Park as present and David Gossner was not on the Commission at this time and requested his name be removed from the roll.
- For December 1, 2022 minutes, note David was excused and David Gossner was not on the Commission at this time and requested his name be removed from the roll.
- For the January 5, 2023 minutes note David Gossner was not on the Commission at this time and requested his name be removed from the roll.
- For March 2, 2023 minutes, add David Park as present and Sean Wilkinson was excused halfway through the meeting.

Other than these attendance updates, there were no other changes or recommendations requested for the minutes as presented.

MOTION

A motion was made by Commissioner Park and seconded by Commissioner Stolrow to recommend approval of the minutes with the above-requested changes to be made. The motion passed, with Commissioner Farr abstaining from the vote.

DISCUSSION

Brandon Bell noted plans for catching up on the backlog of minutes needing approval. For the upcoming September meeting, he aims to distribute the next set of outstanding minutes 1-2 weeks before the full meeting packet distribution. This will allow extra time for the Commission to review before final approval is requested. The batch approved today represents about half of the outstanding minutes.

ADMINISTRATIVE ITEM:

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

City Planner, Brandon Bell, presented the administrative item for Peak View Lot 2 site plan approval and amendment of the landscaping plan for Peak View Lots 3 & 4. Lot 2 is located in the SC-2 zone at approximately 2700 North and the applicant is proposing a building and site plan for the property. The proposed uses are a Burley Burger, Son Son Asian Grill, and Menchies, which staff categorizes as a sit-down restaurant and neighborhood services use. The Son Son Asian Grill location was moved from an earlier approved building into this proposed building.

The setback standards are 20 feet front, side, and rear, and the proposed building meets these, with the front setback over 45 feet, the side over 34 feet, and the rear over 86 feet. There was a mistake made with the building permit so staff recommends a condition allowing minor adjustment to the building location within setbacks. The height is within the requirements of under 65 feet. The trash enclosures are not within setbacks and will have masonry walls. Staff recommends the masonry color match the main building color for compatibility.

For landscaping, 15% of the gross area is required. The overall development meets this even though Lot 2 is slightly under because the original approval applied 15% to the full master development. If lots are sold off in the future, they would need to meet compliance individually. The site has secondary water and meets the 1 tree per 300 square feet requirement. An amendment is proposed to Lots 3 & 4 landscaping to move some trees farther from a water main line. Staff recommends specifying the landscape plans for Lots 3 & 4 and showing distance lines from the drive-throughs to trees no more than 9 feet.

For parking in the proposed development with three uses: Burley Burger occupying 3,000 square feet classified as a sit-down restaurant requiring 35 parking stalls; Son Son Asian Grill occupying 1,300 square feet also a sit-down restaurant requiring 20 stalls; and Menchies occupying 1,500 square feet classified as Neighborhood Services requiring 6 spaces. Based on these requirements, there is an initial deficit of 36 parking stalls. However, in previous approvals for Lots 3 and 4, 44 stalls were required as part of a shared parking agreement. After further review, Brandon found that 9 additional stalls were required by code, reducing the deficit to 27 stalls. He noted that since these are not a long wait, full-service restaurants, there could be a consideration to reduce the parking requirements. To resolve the deficit, the shared parking agreement could be amended to require 71 total stalls, unless the applicant and Planning Commission agree to a lower number based on the nature of the proposed uses.

The parking lot lighting requirements are shown on the civil plans. There was some question about the symbol used, but this requirement has been met.

A 2.5-foot berm is required and shown along 2700 North. The engineer confirmed they will be adding an extra 6 inches to meet the full requirement of a 2.5-foot berm.

Brandon emphasized that any approval is conditional and does not constitute blanket approval. Necessary signatures, permits, and certificates of occupancy will not be issued until all conditions of approval are met. This will assist the applicant in moving forward to complete building permits.

STAFF REQUEST FOR ADDITIONAL CONDITION (#13)

There are 12 recommended conditions of approval listed in the staff report. It was noted that a building permit was mistakenly issued earlier in the process when only the initial footings and foundation were in place. Given the early stage of construction, the staff recommended adding a 13th condition allowing for minor adjustments to the building location within the setback requirements of city code as part of the approval.

Brandon concluded his presentation and asked if there were any questions from the commission.

DISCUSSION

A commissioner expressed concerns during the meeting about the number and proximity of entrances and exits shown on the Peak View Lot 2 site plan. The commissioner noted that several access points seemed in close proximity to each other, which could lead to vehicles crossing paths and potential conflicts, especially with people turning left or right into the entrances. The commissioner acknowledged that the Planning Commission has been particularly stringent over the years about requiring proper distance between entrances and exits as well as combining access points where feasible. However, on this specific site plan, there appeared to be a greater number of entrances and

exits in close proximity compared to what the Commission has required of other developments in the past. The commissioner sought clarification during the discussion on which entrance and exit points for the site may have already been approved by UDOT due to the property's adjacent frontage on 2700 North Street. The city planner noted he had not been involved with any prior approvals for the subdivision and assumed UDOT requirements had already been addressed appropriately. A representative for the applicant offered that they would be happy to speak to the item and provide clarification on the access points shown on the site plan and any related UDOT approvals.

APPLICANT

The individual representing ALS Development, identified as Dave M. offered insights related to earlier discussions. Notably, attention was drawn to the landscaping concerns, where it was clarified that an Owners Association governs every lot, encompassing decisions about landscaping and shared parking agreements. This arrangement ensures that any modifications would require collective approval. Regarding parking on 2550, it was mentioned that the city's allowance plays a role, and concerns were raised about potential hazards due to the road's narrowness. Reference was made to another location, Hillsboro, where private roads transitioned to city roads, indicating potential future changes in this regard. The petitioner highlighted their commitment to providing adequate parking, emphasizing that provisions have been made for various businesses' parking needs. The discussion further touched upon the fluctuating demand for parking based on different businesses' operating hours. Cross-access agreements were also discussed, outlining plans to connect both sides of the property and future considerations for road extensions.

DISCUSSION

The Commission held extensive discussions regarding parking requirements for the proposed uses on Lot 2. While comfortable with the shared parking arrangement utilizing extra spaces at the adjacent LA Fitness Center, the Commission wanted to ensure the shared parking agreement was updated to reflect current needs. Clarification was provided that the existing agreement required 44 shared spaces, while the proposed uses generated a need for 71 spaces based on code requirements.

The applicant indicated a willingness to update the shared parking agreement as needed. The conversation centered on balancing parking requirements if uses change in the future. It was suggested code could be reviewed to potentially adjust parking standards for fast casual uses. The Commission aimed to approve parking based on worst-case full restaurant uses as a conservative approach.

The applicant requested flexibility in the parking requirements, while the Commission preferred adhering to code standards. It was noted all future tenants would require planning and licensing review to evaluate parking impacts. The discussion emphasized the value of shared parking agreements.

MOTION AND RECOMMENDATIONS

Commissioner Barlow made a motion to approve the Peak View Lot 2 site plan as presented, with consideration for the 12 recommendations outlined in the staff report. He specified that the shared parking agreement should be updated to 71 spaces based on the staff's recommendation. He also included approval for any necessary updates to the landscaping plans for Lots 3 and 4. The motion was seconded.

DISCUSSION

A commissioner sought clarification on including the 13th recommendation from staff regarding allowing minor adjustments to the building location within city setback requirements, as some initial footings and foundations are already in place. Commissioner Barlow confirmed he intended his motion to include approval for the minor setback adjustments as outlined in the 13th staff recommendation.

During discussion on the motion, staff confirmed the code requires 71 shared parking spaces, but allows flexibility for the Commission to adjust that number down based on the proposed uses. One Commissioner expressed support for staying at the full 71 spaces considering the lack of street parking available, while another Commissioner felt a reduction to 60 spaces could be justified based on staff comments that the uses may require less parking than a typical sit-down restaurant.

One commissioner noted any modifications should follow an official process, rather than reducing arbitrarily without a formal request from the applicant. He felt the full 71 spaces should be maintained as required by the code to accommodate potential future uses.

MOTION RECAP

A motion was made to approve the site plan application for Peak View Lot 2, along with amendments to the landscaping plans for Peak View Lots 3 and 4. The motion recommended adopting the 12 staff recommendations for the plans, plus an additional minor adjustment to the setbacks per the staff's 13th recommendation. Furthermore, the motion included reaching an agreement to modify and update the parking to allow for 71 stalls across the Peak View lots. A second was provided in support of the motion containing all of these details regarding the site plan approval and related landscaping and parking agreements for the Peak View development lots.

ROLL CALL

With no further discussion, the Chair called for a roll call vote. The motion passed unanimously.

APPLICANT

After approval, the Chair thanked the applicant's representative for attending and presenting to the Commission. He asked if he was able to provide any updates on anticipated future tenants for the remaining vacant building spaces in the development.

The representative willingly shared that Soda Mix, Marco's Pizza, Rusty Taco, Roxberry, Orangetheory Fitness, and The Bird were slated for buildings progressing from Lot 4 to Lot 2. He noted Lots 5-7 already have confirmed tenants, including Son Son Asian Grill, Menchies, and Burley Burger in Lot 2 which was just approved.

Additionally, the representative mentioned they have a few more tenants starting to fill up spaces on the west side of the development, and are working to bring a tire shop into one of the end cap spaces which they will discuss with the Commission soon.

STAFF RECOMMENDATIONS

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

- 1) *The masonry on the trash enclosure be a color that is used as a color on the exterior of the main structure, in order to architecturally relate to the building.*
- 2) *The Commission consider whether the parking agreement needs to be adjusted, to the amount of stalls determined by the Commission, as a recommended condition of approval. Staff recommends that the Commission work with the applicant to determine an appropriate amount of parking. A final amount of parking stalls should be specified, and if additional stalls are required, Staff recommends that these be incorporated into the shared parking agreement.*
- 3) *The parking agreement be adjusted, to the amount of stalls determined by the Commission, as a recommended condition of approval, with the caveat that Certificate of Occupancies should not be issued for the building as part of this site plan, prior to the total number of additional stalls determined to be needed for these buildings, listed above, being completed and approved by the City as part of the Rush Fun Center parking lot, or other areas on the larger site, that are part of a shared parking agreement.*
- 4) *If additional stalls are required by the Commission to be added to the shared parking agreement, as part of any approval for this site, Certificate of Occupancies should not be issued for the buildings on Lot 2 as part of this site plan, prior to the number of additional stalls determined to be needed for the uses in this building on Lot 2, being completed and approved by the City as part of the Rush Fun Center or other areas on the larger site, that are part of a shared parking agreement.*
- 5) *The Planning Commission provide approval for the updated Landscaping plan for Lots 3 and 4, as part of the Lot 2 site plan, as a related item.*
- 6) *The applicant provide a line on the landscape plans for Lots 2, 3 and 4 showing that the distance of the trees is no farther than 9' from the top back of curb, that is adjacent to the drive through lanes on the landscape plan, so that Staff can verify that they are planted consistent with this standard, or adjust the tree location if needed to meet this standard.*
- 7) *The applicant needs to provide an updated table with the landscaping percentage for each portion of the project, and for the entire site, to demonstrate that they are on track to meet the 15% landscaping requirement, for the site as a whole, add more landscaping to the site to meet the requirement, or adjust landscaping on future sites. (See Exhibit B).*
- 8) *Parking lot lighting needs to be added to the civil plans, in order to meet the lighting requirement.*
- 9) *Necessary signatures, building permits, or certificates of occupancy, will not be provided or issued by the City until the conditions of approval of any site plan approval granted are met. Keeping this in mind will assist in moving the applicant towards the City being able to issue building permits, etc. for the project on this site.*
- 10) *Berm height along 2700 north needs to be adjusted to 2.5' and shown as such on plans, to comply with City Code.*
- 11) *Requirements of the Fire Marshall Review Comments*
- 12) *Requirements of the Engineer's review memo*
- *[NEW] 13) *Minor adjustments to the building location and setback allowed following city code as part of the approval.*

LAND USE TRAINING

Wilf Sommerkorn, Deputy Executive Director, Utah Land Use Institute, Legislative Chair, APA Utah, former Planning Director, Salt Lake County.

Brandon Bell, the City Planner, introduced the special guest speaker for the land use training, Wilf Sommerkorn. Brandon noted that Wilf has tremendous experience in the land use arena and is a respected voice of moderation and thoroughness on land use issues in Utah.

Brandon listed Wilf's various roles and experience and highlighted that Wilf maintains an influential land use blog that tracks news and developments in land use locally and nationwide. Brandon noted the blog is a helpful resource for planners to stay current on trends.

The presentation focus was noted to be on group dynamics and decision-making, providing insight into soft skills to complement the legal training provided by Craig Call in June. Brandon emphasized Wilf's expertise would help them understand managing group interactions, ensuring all voices are heard, and making quality decisions without undue pressure.

PRESENTATION

Mr. Sommerkorn began his presentation by describing an experiment conducted in 1906 by Francis Galton at a country fair in England. Galton believed democracy was a sham as the average voter lacked the knowledge to make good decisions. At the fair, attendees guessed the weight of an ox and submitted entries into a contest. Galton thought most guesses would be wildly inaccurate. However, when the submissions were statistically analyzed, the average guess was 1197 pounds, remarkably close to the actual 1198 pounds.

Sommerkorn explained this illustrated the "wisdom of crowds" phenomenon where aggregating diverse individual opinions produces good group decisions. He cited other examples like estimating jelly beans in a jar and predicting Academy Award winners. Research shows this is a common occurrence when three conditions are met.

First, diversity of people and perspectives is crucial, as uniform groups limit considerations. Second, individuals must make independent conclusions rather than deferring to others. Third, individual judgments must be aggregated anonymously to avoid pressure to conform.

Mr. Sommerkorn emphasized two additional key conditions for achieving the "wisdom of crowds." First, individuals must reach conclusions independently rather than deferring to the group. At the country fairs, people made guesses privately without discussion. Second, individual judgments must be aggregated anonymously to avoid pressure to conform to others' opinions.

He noted while these principles work best for large groups, they also apply to smaller bodies like planning commissions, but group dynamics must be considered. For small groups, diversity of backgrounds and perspectives is crucial to avoid the limited viewpoints of uniform members.

Studies show groups perform better when comprised of members with varying skills rather than only star performers. Sommerkorn argued this demonstrates that filling boards solely with experts is not optimal. Diversity representing the community provides fuller input. He cited an example of a game show where asking the studio audience produced better answers than calling an expert friend.

Mr. Sommerkorn used the example of NASA's engineering group in the 1960s space race compared to the time of the space shuttle disaster. Though the 1960s group appeared homogeneous in the photo, they represented the diversity of engineering disciplines which may have contributed to their success.

In contrast, the shuttle disaster commission concluded groupthink among engineers who all went through the same aerospace programs contributed to missing safety issues. This further illustrates the importance of diversity of thinking.

Sommerkorn emphasized dissent can provide value in group decisions. It may prompt hidden shared doubts to surface or introduce new information. Studies show a single dissenter can improve outcome quality. However, persistent contrarians who won't collaborate constructively are non-productive. Respectful dissent that enhances discussion is ideal, as represented in the movie 12 Angry Men.

He emphasized that commission members have an obligation to share diverse views which may improve outcomes. On the next factor, Sommerkorn described a study where patrons guessing jellybeans as a group was further off than individual guesses, illustrating the drawbacks of group discussion.

He noted while planning commissions are expected to discuss and collaborate, drawbacks emerge including cascading opinions. For example, the first speaker unduly influences decisions before all perspectives are shared. People may agree due to assumed expertise, conformity pressure, or swayed perceptions.

Mr. Sommerkorn cautioned about being swayed by early speakers like staff presenting on administrative items. Their role is to provide objective information to inform commission decisions. However, on legislative matters involving more subjective policy issues, commissioners should think critically and not automatically accept opinions voiced.

He noted administrative public hearings also warrant caution since citizens are sharing opinions, not facts. The commission must follow code requirements regardless of public sentiment. Conversely, on legislative items public input is more relevant but still should be balanced against the silent majority and individual convictions.

Sommerkorn then covered the risks of sequential voting where later voters may be influenced by those preceding them. He mentioned one commission's tradition of sequential votes, which he advised changing to simultaneous voting to avoid pressure to conform.

Mr. Sommerkorn described a study illustrating group influence on individual perceptions. When judging if lines were equal in length, people were 95% accurate alone but only 25% in groups with actors deliberately choosing the wrong answer. MRI scans showed the group actually altered individuals' cognitive perceptions, not just social responses.

He then covered "group polarization" using the example of speeding up or slowing down with traffic flow on a freeway. People align with the group's direction. Similarly, in a decision-making group, discussions often gravitate toward the early opinions voiced rather than maintaining independence.

Sommerkorn gave the example of a jury's recommended penalty becoming more extreme than individuals' initial independent judgments. As jurors influence each other, collective judgment shifts further, like a severity cascade. He noted how this could be a concern for small groups like planning commissions as well.

Mr. Sommerkorn provided an example of the severity shift occurring in a planning commission when incremental opinion cascading leads to increasingly extreme conditions. For a landscaping requirement, initial suggestions gradually amplified from 10 trees to 20 redwoods.

He advised resisting this tendency by maintaining individual initial instincts throughout the process. To avoid group polarization, having at least one contrary voice can improve outcomes. Studies show diverse, non-polarized groups make better decisions.

Sommerkorn noted research showing reviewing initial independent thoughts later in the process can re-anchor opinions against group influences. Secret ballots also elicit more genuine preferences resistant to pressure, but open voting is legally required. Simultaneous declared voting helps approximate this benefit.

DISCUSSION

After concluding his presentation, Mr. Sommerkorn received additional comments from Brandon Bell. Brandon noted the insights on group dynamics aligned with themes from a book he was reading on the Psychology of Totalitarianism.

Brandon highlighted how minority voices speaking up can moderate extreme views in society, restoring balance and preventing paranoia. Similarly, diversity of opinion on small groups like planning commissions can lead to more measured, well-rounded decisions true to the rule of law.

Brandon expressed appreciation for the training to reinforce their role in representing public interest when administering regulations. He emphasized inclusive perspective allows for upholding principles in law rather than personal will or conformity.

At the end of the presentation, Mr. Sommerkorn was thanked for his time and excused from the meeting.

Remarks from Commissioners and/or Staff

The Commission Chair asked for any additional discussion items from members or staff. The Chair also inquired about upcoming docket items, and status updates on recent matters presented to City Council.

City Planner, Brandon Bell, noted Council approved the most recent planning items, with details pending on one matter. Upcoming docket items include more minutes for approval and 3-4 pending applications for future Planning Commission meetings. Brandon listed these as relatively simple - site plans, additions, and remodels.

Brandon stated he would research one application where Council may have gone against his recommendation, needing to review minutes.

Brandon welcomed any training topic suggestions from members. The Chair remarked the recent administrative law and group decision-making training were an effective pair. He noted sometimes citizens engage too late to influence administrative items, underscoring the value of early involvement to guide legislative matters.

ADJOURNMENT

The Chair thanked members for their service on the Commission, expressing appreciation for the group's efforts. He entertained a motion to adjourn the meeting, which was unanimously approved.



Planning Commission Staff Report

Farr-West Industrial Sub division
October 5, 2023

BASIC INFORMATION

Application Number:	SBD 23.04
Applicant:	Jared Boyer, Colby Anderson,
Owner:	Colmena Group
Acreage:	22.27 acres
Lots:	2
Location:	Approximately 2775 North 1600 to 1900 West
Current Zoning District:	MP-1

PROPOSAL AND BACKGROUND

The applicant is developing a 2-lot subdivision, and has a road leading to it. The subdivision plat includes property that crosses jurisdictional boundaries between Pleasant Grove and Farr-West. The proposed Lot 2, on this proposed plat is primarily in Pleasant View City, and Lot 1 is primarily within Farr-West. The City boundary, in the area where the proposed new lots are located, runs east-west, and is located at approximately 2800 South. Farr-West has already provided preliminary approval to the plat.

Additionally, in order to accommodate a road leading to the two proposed lots, the subdivision plat proposes subdivision amendments, to two other currently existing subdivisions, and as proposed, would amend two lots; one lot in the Simon Goe Subdivision, and the second in the Wasatch View Estates subdivision, which is the subdivision within which the Horseshoe Pond property, held by Weber County, is located. Staff has worked with both Weber County and Ocean Star properties to obtain consent to amend the existing subdivisions that would be affected by their property.

In the case of Ocean Star, there is a road requirement to the north of their property, currently in effect. Staff has indicated that we will work to pursue the removal of that road requirement, since the property corner will facilitate the development of a road to the south of the property, which will fulfill the road requirement on the Master Street Plan in this area.

One a related note, there is a narrow sliver of property that should be incorporated into the right-of-way, or otherwise disbursed of. Staff is of the opinion that this should be incorporated into the right-of-way, as the most simple option.

streets, as required by the City. All subdivision streets shall be designed as required by the City. The City shall review the proposed street and road design for compliance with the requirements of the City. The proposed street and road layout shall provide adequate and safe access to all proposed lots and proposed and existing roads, streets, and adjacent properties. If the subdivision will be accessed from a State Highway, proof of preliminary application for an appropriate access permit from the State of Utah Department of Transportation, shall be provided with the application materials.

Staff Comment: Staff has been in contact with the applicant regarding the design and alignment of the road. Adjoining property owners have provided written permission that an existing lot in the Simon Goe Subdivision (and the subdivision itself) will need to be amended, in order to complete this subdivision and the road). This will accommodate use of a small property corner, to be a part of the road, as needed to meet a turn radius requirement for the road. Additionally, the majority of the road on the plat will be on property that will be being dedicated from Weber County, for the road to serve the public purpose of transportation. This plat will amend the Wasatch View Estates subdivision, in order to accommodate that road, which will be immediately north of the Horseshoe Pond.

Related to the road, there is a 1' foot strip of property, to the north of the present road design, that is held by Weber County, that should be incorporated into the right-of-way, or otherwise addressed. The most simple way to deal with this property is likely to include it in the right-of-way as part of the road.

If there are any issues with the existing design, an alternate design with the road adjusted slightly to the south has been prepared, but that will add property to the north that will be more challenging to deal with. If parcels are separate, then that property, with separate parcels, needs to go through the disbursement process.

This sliver of property that should be incorporated into the right-of-way, or otherwise addressed and disbursed of. The previously explored alternate road alignment design is an exhibit, as a secondary option, but the current design shown on the plat is preferred.

6. Evidence of Availability of Necessary Services. The following information is necessary to establish the availability of basic services to the proposed subdivision. The city may refer plans to other agencies for their review as applicable. The applicant shall be responsible for any fees charged by such agencies.

a. Culinary and Secondary Water Requirements. It shall be the responsibility of the applicant(s) to provide the necessary information and materials as required by the City to evaluate the proposed culinary and secondary water system.

Staff Comment: The applicant needs to provide a will-serve letter for culinary water and secondary water. Staff recommends that this needs to be provided prior to Council consideration for preliminary approval, or prior to final approval.

b. Wastewater Requirements. It shall be the responsibility of the applicant(s) to provide the necessary information and materials as required by the City to evaluate the proposed sanitary sewer system.

c. Storm Drainage. It shall be the responsibility of the applicant(s) to provide the necessary information and materials as required by the City to evaluate the proposed storm drainage system.

d. Fire Protection. It shall be the responsibility of the applicant(s) to provide the necessary information and materials as required by the Fire Department and the city to evaluate the proposed fire protection capacity and system design in the development area. A letter shall be provided by the developer from the Fire Department to the city of any requirements relating to fire protection.

e. Special Service District or Special Service Area. If the proposed subdivision is located within the boundaries of a Special Service District or a Special Service Area, a letter shall be provided from the governing board acknowledging the proposed subdivision, which letter may identify any potential impacts resulting from the proposed subdivision. The applicant shall be responsible for any fees charged by such agencies.

f. Additional Information and Materials when Necessary. When the City Staff, Planning Commission, or City Council deem necessary, the applicant(s) may be required to provide other information or letters of feasibility, conduct studies, and provide evidence indicating the suitability of the area for the proposed subdivision, including, but not limited to, adequacy of public safety and fire protection, traffic impact studies, ground water protection, plant cover maintenance, geologic or flood hazard, erosion control, and access to existing and planned trails. (Ord.2017-4, dated 2/28/17 and Ord.2008-5, dated 4/8/08)

Finally, the Planning Commission should make clear that Pleasant View is only considering approval of the portion of the plat that is within City jurisdiction. This portion of the plat is located on Sheet 4 of the subdivision plat.

If not already shown on the plat, the applicant should include a description noting the differences between the amended plat and the original plat if this information is not included already. This is a requirement of state law; Staff therefore recommends it as a condition of approval.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission make a ***recommendation of approval*** of the Farr-West industrial Subdivision, subject to the following recommended conditions of approval:

- There is a narrow sliver of property that should be incorporated into the right-of-way, or otherwise addressed and disbursed of. Staff is of the opinion that this should be incorporated into the right-of-way, as the most simple option.

- The Planning Commission should make clear that the Planning Commission, if recommending approval, of the plat, is only recommending approval of the portion of the plat that is within Pleasant View City jurisdiction.
- The applicant needs to provide a will-serve letter for culinary water and secondary water. Staff recommends that this needs to be provided prior to Council consideration for preliminary approval.
- Either a City boundary line adjustment will need to occur, prior to the time of site plan approval, or mutual approval of a site plan, by both cities, at the time of site plan approval.
- Weber County review this plat as soon as possible, given that we have three governmental agencies / municipalities that have some jurisdiction or input, we'd like the County Surveyor' and/or Recorder's office to review, with input from Weber County Community Development and/or Planning Department. There is a fee for County Recorder's Office plat review of approximately \$425; please check with County for exact fee.
- The applicant should provide a note on plat specifying that adjoining parcels, not specified as lots, to the north of the road or elsewhere within City limits, shown on plat are not vesting any building rights, and will need to subdivide in the future, to ensure that they meet requirements of the City subdivision ordinance.
- Conditions of the Engineer's review Memo. Any additional comments provided by City Engineer to this version of the plat may be addressed prior to final approval.
- If not already shown on the plat, the applicant should include a description noting the differences between the amended plat and the original plats it is amending (the Simon Goe subdivision and the Wasatch View Estates subdivision) if this information is not included already. This is a requirement of state law; Staff therefore recommends it as a condition of approval.
- Show the former property lines that on the plat, that are included within the extents of the current subdivision, in light grey, with parcel numbers, while indicating that they are being superseded by the current plat.
- Other adjustments necessary to record the plat.

Public Comment

There have been no comments.

STAFF CONTACT

Brandon Bell
bbell@pleasantviewcity.com

- ### Vicinity Map



FARR WEST INDUSTRIAL SUBDIVISION
PRELIMINARY PLAT
AMENDING A PORTION OF LOT 2, WASATCH VIEW ESTATES SUBDIVISION &
LOT 101, SIMON GOE SUBDIVISION
LOCATED IN THE WEST HALF OF SECTION 25 & THE EAST HALF OF SECTION 26
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
FARR WEST CITY & PLEASANT VIEW CITY, WEBER COUNTY, UTAH
JULY 2023

PLAT NOTES:

- Subject to any easement and right of way that may exist, being associated with the Central Pacific Railway Company (C.P.R.R.) and/or the Southern Pacific Company, a corporation of the State of Delaware, as disclosed by various instruments of record, including Warranty Deed recorded February 20, 1946 as Entry No. 169316 in Book 232 at Page 290 of Official Records.
- A right of way for High Tension Power line, as may be found to intersect said land, as disclosed by that certain Warranty Deed recorded February 20, 1946 as Entry No. 169316 in Book 232 at Page 290 of Official Records.
- An easement over, across or through the Land for irrigation ditch(s) or canal waterway and incidental purposes, as granted to The Union Ditch Company, a branch of The Western Irrigation Company, an unincorporated corporation by Instrument recorded June 24, 1946 as Entry No. 116379 in Book 241 at Page 586 of Official Records.
- The effect of an Indenture, between Central Pacific Railway Company, a corporation of the State of Utah, and its Lessee, Southern Pacific Company, a corporation of the State of Delaware, as first parties, and Salt Lake Pipe Line Company, a corporation, as second part recorded April 13, 1951 as Entry No. 176661 in Book 363 at Page 444 of Official Records.
- An easement over, across or through the Land for water distribution system and incidental purposes, as granted to State of Utah, acting through the Utah Water and Power Board by Instrument recorded December 16, 1963 as Entry No. 416237 in Book 761 at Page 103 of Official Records.
- Subject to an easement over, across or through the Land for ingress and egress and incidental purposes, as granted to COSEC and Company by Instrument recorded May 23, 1969 as Entry No. 520910 in Book 917 at Page 402 of Official Records.
- Subject to an Agreement, by and between Ogden River Water Users Association and the State of Utah, acting through the Board of Water Resources recorded March 11, 1980 as Entry No. 805355 in Book 1347 at Page 687 of Official Records.
- Subject to an easement or rights in favor of Ogden River Water Users Association, a corporation and the State of Utah, acting through the Board of Water Resources for a water distribution system of canals, ditches, pipelines and appurtenances thereto which may affect the Land as disclosed by mesne documents of record, including that certain Easement To Use Distribution System recorded March 11, 1980 as Entry No. 805359 in Book 1347 at Page 696 of Official Records.
- Agreement, by and between Weber-Box Elder Conservation District, a corporation and the State of Utah, acting through the Board of Water Resources recorded May 17, 1996 as Entry No. 1406842 in Book 1806 at Page 2917 of Official Records.
- An easement or rights in favor of Weber-Box Elder Conservation District, a corporation and the State of Utah, acting through the Board of Water Resources for a water distribution system of canals, ditches, pipelines and appurtenances thereto which may affect the Land as disclosed by mesne documents of record, including that certain Easement To Use Distribution System recorded May 17, 1996 as Entry No. 1406843 in Book 1806 at Page 2925 of Official Records.
- Line Crossing Agreement, by and between Chevron Pipe Line Company, a Delaware Corporation and Predico Properties, L.L.C. recorded July 16, 1997 as Entry No. 1482698 in Book 1871 at Page 2423 of Official Records.

LEGAL DESCRIPTION

An entire tract of land being a part of Lot 2, Wasatch View Estates Subdivision recorded October 14, 1998 as Entry No. 1580772 in Book 48, at Page 37 and Lot 101, Simon Goe Subdivision recorded January 4, 2022 as Entry No. 3208150 in Book 92, at Page 10 in the Office of the Weber County Recorder and also being part of those sixteen (16) entire tracts of land described in that 1) Quit Claim Deed recorded November 24, 2009 as Entry No. 2446436; 2) Quit Claim Deed recorded November 24, 2009 as Entry No. 2446437; 3) Quit Claim Deed recorded November 24, 2009 as Entry No. 2446438; 4) Warranty Deed recorded May 6, 1999 as Entry No. 1633902; 5) Warranty Deed recorded November 16, 2007 as Entry No. 2305177; 6) Special Warranty Deed recorded January 25, 2022 as Entry No. 3213240; 7) Warranty Deed recorded August 9, 2021 as Entry No. 3174130; 8) Special Warranty Deed recorded February 8, 2023 as Entry No. 3272599; 9) Warranty Deed recorded January 26, 2023 as Entry No. 3271125; 10) Warranty Deed recorded March 16, 2022 as Entry No. 3224127; 11) Special Warranty Deed recorded July 11, 2022 as Entry No. 3245325; 12) Quit Claim Deed recorded April 1, 1893 in Book 4A, at Page 239; 13) Warranty Deed recorded June 28, 2004 as Entry No. 2040269; 14) Warranty Deed recorded December 17, 2018 as Entry No. 2957284 in the Office of said Recorder. Said entire tract is Located in the West Half of Section 25 and the East Half of Section 26, Township 7 North, Range 2 West Salt Lake Base and Meridian and is described as follows:

Beginning at a northwesterly corner of Maverik Family Travel Plaza Commercial Subdivision - Phase 2 recorded July 22, 1996 as Entry No. 1419390 in Book 42, at Page 62 in the Office of said Recorder, which is 2020.95 feet S. 00°00'15" W. along the Section Line and 105.95 feet S. 89°59'45" E. from the West Quarter Corner of said Section 25; thence S. 89°59'53" W. 1.55 feet; thence N. 06°27'33" W. 331.88 feet to a point of tangency with a 5683.83 - foot radius curve to the right, concave easterly; thence northerly 517.43 feet along the arc of said curve, through a central angle of 05°12'57" (Chord bears N. 03°51'04" W. 517.25 feet); thence N. 01°13'41" W. 6.82 feet; thence S. 88°46'18" W. 50.00 feet to the easterly right-of-way line of Highway Interstate - 15; thence along said easterly right-of-way line the following four (4) courses: 1) N. 01°13'41" W. 792.79 feet to an existing UDOT Right-of-Way monument; 2) N. 00°10'33" E. 376.42 feet; 3) N. 00°13'52" E. 526.04 feet to an existing UDOT Right-of-Way monument and a point of non-tangency with a 5849.58 - foot radius curve to the left, concave westerly (Radius point bears S. 75°21'41" W.); 4) Northerly 1514.47 feet along the arc of said curve, through a central angle of 14°50'02" (Chord bears N. 07°13'17" W. 1510.24 feet) to the intersection of said easterly right-of-way line of Highway Interstate-15 and the westerly right-of-way line of the Central Pacific Railroad; thence S. 18°11'00" E. 2009.05 feet along said westerly right-of-way line of the Central Pacific Railroad; thence S. 89°18'19" E. 105.91 feet to a westerly line of said Lot 2, Wasatch View Estates Subdivision; thence along said Lot 2 the following two (2) courses: 1) N. 18°08'29" W. 1.06 feet; thence S. 89°18'21" E. 44.26 feet to a point of non-tangency with a 475.00 - foot radius curve to the right, concave northerly, (Radius point bears N. 03°02'16" W.); thence Easterly 107.14 feet along the arc of said curve, through a central angle of 12°55'27" (Chord bears N. 80°30'00" E. 106.92 feet); thence N. 74°02'17" E. 94.92 feet to a point of tangency with a 545.00 - foot radius curve to the right, concave southerly, thence easterly 158.43 feet along the arc of said curve, through a central angle of 16°39'22" (Chord bears N. 82°21'59" E. 157.88 feet); thence S. 89°18'21" E. 477.97 feet to a westerly line of said Lot 2, Wasatch View Estates Subdivision; thence along said Lot 2 the following two (2) courses: 1) N. 01°11'48"E. 0.98 feet to an rebar and cap stamped "Hansen Assoc"; 2) S. 89°17'36" E. 298.36 feet; thence N. 45°42'01" E. 34.06 feet to a westerly right-of-way line of Parkland Boulevard (1600 West); thence S. 00°42'24" W. 130.00 feet; thence N. 44°16'01" W. 35.34 feet; thence N. 89°18'21" W. 775.43 feet to a point of tangency with a 465.00 - foot radius curve to the left, concave southerly; thence Westerly 135.18 feet along the arc of said curve, through a central angle of 16°39'22" (Chord bears S. 82°21'58" W. 134.70 feet); thence S. 74°02'17" W. 94.92 feet to a point of tangency with a 555.00 - foot radius curve to the right, concave northerly; thence westerly 161.35 feet along the arc of said curve, through a central angle of 16°39'25" (Chord bears S. 82°21'59" W. 160.78 feet); thence N. 89°18'19" W. 91.55 feet to said westerly right-of-way line of the Central Pacific Railroad; thence S. 18°11'00" E. 798.03 feet along said westerly right-of-way line; thence S. 88°46'18" W. 638.20 feet; thence S. 01°13'41" E. 437.83 feet to a point of non-tangency with a 5663.78 - foot radius curve to the left, concave easterly (Radius point bears S. 03°51'04" E.); thence Southerly 515.60 feet along the arc of said curve, through a central angle of 05°12'57", (Chord bears S. 03°51'04" E. 515.42 feet); thence S. 06°32'10" E. 334.20 feet to the northerly line of said Maverik Family Travel Plaza Commercial Subdivision - Phase 2; thence N. 89°59'52" W. (Record=West) 19.03 feet along said northerly line to the **Point of Beginning**.

The above-described entire tract contains 969,731 sq. ft. or 22.271 acres, more or less.

Statement of Accuracy, Minimum linear closure of 1:15,000

Includes all or part of Parcel ID's # 19-016-0106, 19-016-0094, 19-016-0061, 19-016-0103, 19-016-0101, 19-016-0090, 19-016-0059, 19-016-0058, 19-017-0034, 19-125-0002, 19-016-0031, 19-016-0032, 19-443-001.

SURVEYOR'S CERTIFICATE

I, BRIAN F. MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 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 made a survey of the property described on this plat and in accordance with 17-23-17 and have verified all measurements, and that the description describes the land to be known as **FARR WEST INDUSTRIAL SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this ____ day of _____, 20__



FLOOD NOTE:

By graphic plotting only, this property is in zone(s) X (Other Flood Areas) of the Flood Insurance Rate Map, Community Panel No. 49057C0200E, which bears an Effective Date of December 16, 2005.

OWNERS:

Farr West Industrial LLC
Harbour Village, L.C. as to an undivided 1/2 interest,
Harbour Village, LLC. as to an undivided 1/2 interest
KBP Office Group, L.C., a Utah Limited Liability Company
The Bact Limited Partnership
Weber County
Bailey V Properties, LLC, a Utah limited liability company
Boyer Pleasant View Land, L.C., a Utah limited liability company
James A. Maycock,
George H. Maycock,
John E. Maycock,
Harris Enterprises, L.L.C., a Utah limited liability company
GoeGoe Pharmaceutical Co., a California corporation

DEVELOPER:

Bonneville Builders
John Tebbes
Phone: 801-746-1456

Howland Partners
David Fjeldsted
david@howlandinc.com

Colmena Group
Jared Boyer
Phone: 385-419-2861
jboyer@colmenagroup.com

PREPARED BY:

CIR CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

SHEET

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FARR WEST INDUSTRIAL SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 25 & THE EAST HALF OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
FARR WEST CITY & PLEASANT VIEW CITY, WEBER COUNTY, UTAH

OWNER'S DEDICATION

Farr West Industrial, L.L.C., the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as **FARR WEST INDUSTRIAL SUBDIVISION**, do hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this ____ day of _____, 2023.

Farr West Industrial, L.L.C.

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of Utah)

County of _____) ss

On this ____ day of _____, in the year 20__, before me, _____ a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **FARR WEST INDUSTRIAL SUBDIVISION** and was signed by him/her on behalf of said _____ and acknowledged that he/she/they executed the same.

Commission Number _____

My Commission Expires _____

Signature: _____

Print Name: _____

A Notary Public Commissioned in Utah

NARRATIVE:

This subdivision was prepared to create two new lots for future development and to extend 1900 West northerly to connect with Parkland Boulevard. Includes all or part of Parcel ID's # 19-016-0106, 19-016-0094, 19-016-0061, 19-016-0103, 19-016-0101, 19-016-0090, 19-016-0059, 19-016-0058, 19-017-0034, 19-125-0002, 19-016-0031, 19-016-0032, 19-443-001.

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.

Signed this ____ day of _____ A.D. 20__.

Pleasant View City Engineer _____ Date _____

PLEASANT VIEW CITY APPROVAL

This is to certify that this plat and dedication of this plat, including all streets and easements and public improvements guarantee were duly approved and accepted by Pleasant View City Council.

Signed this ____ day of _____ A.D. 20__.

Attest: City Recorder _____ Mayor _____

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith. Record of Survey No. _____

Weber County Surveyor _____ Date _____

PLEASANT VIEW CITY PLANNING COMMISSION APPROVAL

This is to certify that this Road Dedication was duly approved by Pleasant View City Planning Commission. Signed this ____ day of _____ A.D. 20__.

Planning Commission Chair _____

FARR WEST CITY PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Farr West City Planning Commission. Signed this ____ day of _____ A.D. 20__.

Farr West City _____

Date _____

FARR WEST CITY ATTORNEY

This plat that the requirements of all applicable statutes and ordinances prerequisite by the State of Utah and the ordinances of Farr West City of the foregoing plat and dedications have been complied with. Signed this ____ day of _____ A.D. 20__.

Farr West City Attorney _____

Date _____

FARR WEST CITY ENGINEER

This plat was approved by the Farr West City Engineer. Signed this ____ day of _____ A.D. 20__.

Farr West City Engineer _____

Date _____

FARR WEST CITY COUNCIL ACCEPTANCE

This is to certify that this plat, the dedication of streets and other public ways and financial guarantee of the public improvements associated with this subdivision thereon are hereby approved and accepted by the City Council of Farr West City, Utah. Signed this ____ day of _____ A.D. 20__.

Attest: City Recorder _____

Mayor _____

WEBER COUNTY RECORDER

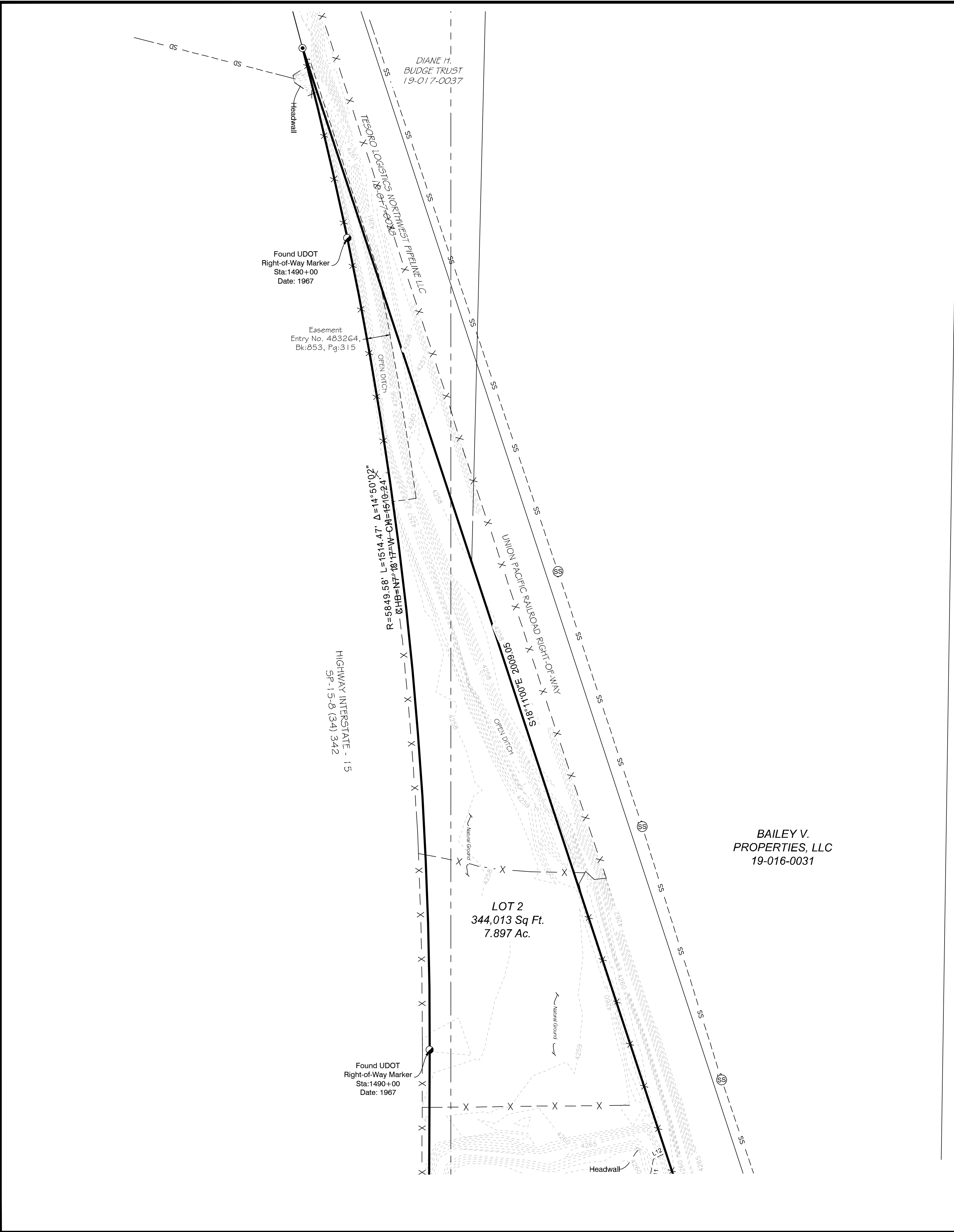
Recorded # _____ State of Utah, County of Weber, Recorded and filed at the request of _____

Date: _____ Time: _____ Book: _____ Page: _____

Fee \$ _____

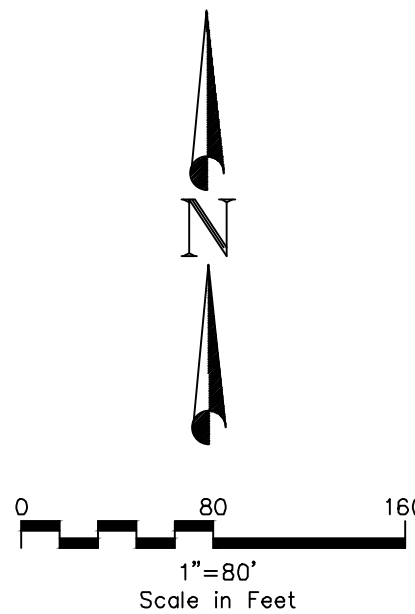
Weber County Recorder _____



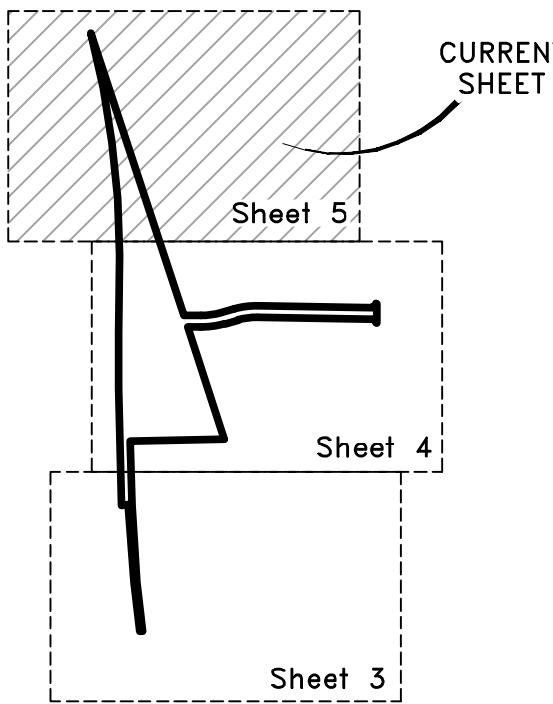


Legend of Symbols
& Abbreviations

- Boundary Line
- Section Line
- Road Center Line
- Adjacent Parcel
- Easement Line
- Right-of-Way Line
- Existing Wire Fence
- Existing Chain Link Fence
- Curb and Gutter (C&G)
- Existing Sanitary Sewer
- Existing Storm Drain
- Existing Overhead Power
- Existing Water
- Set yellow rebar and cap stamped "CIR"
- Found rebar and cap stamped "H&A ENGINEERING 166385" (Held)
- Found orange plastic cap/rebar stamped "Dominion Eng" (Held)
- Found plastic cap/rebar stamped Weber County
- Found State Road Right-of-Way Marker
- Found Gas Line Marker
- Found Street Monument
- Storm Drain Inlet Boxes
- Sign (as labeled)
- Water Valve
- Fire Hydrant
- Sewer Manhole
- Storm Drain Manhole
- Water Manhole
- Power and Telephone Pole
- Electric Box
- Sanitary Cleanout
- Record Bearing and Distance
- Guy Wire



FARR WEST INDUSTRIAL SUBDIVISION



FARR WEST INDUSTRIAL SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 25 & THE EAST HALF OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
FARR WEST CITY & PLEASANT VIEW CITY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

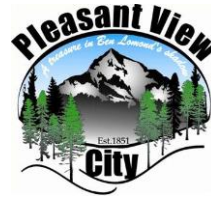
Recorded # _____
State of Utah, County of Weber, Recorded and filed at the request of _____
Date: _____ Time: _____ Book: _____ Page: _____
Fee \$ _____ Weber County Recorder

PREPARED BY:

CIR CIVIL ENGINEERING
+SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

SHEET
5
5



MEMORANDUM

To: Pleasant View City

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

RE: **Preliminary Subdivision Review**
Farr West Industrial Subdivision

Date: August 10, 2023

Our office has completed a review of the submittal received by us on July 14, 2023.

PRELIMINARY PLAT REVIEW (PVC Code 17.06)

For the purposes of the Preliminary Plat Plan review, we offer the following comments:

1. Please provide the following items:
 - a. Geotechnical investigation (see City Standards for guidance)
 - b. Will serve letters (water and secondary water use, ~~sewer treatment, electric~~)
 - c. Draft Storm Water Report (see below for additional information)
2. The following should be shown on the preliminary plat:
 - a. Existing ~~contours, structures, utilities, property lines, easements~~
 - b. Existing natural features, including but not limited to potential wetlands, ~~floodplains~~, and waters of the state
 - i. Due to potential wetlands mapped on property, provide Aquatic Resources Delineation
3. Draft Storm Water Report: Storm Water/Low Impact Development
 - a. Provide storm water detention calculations per [City Standards](#).
 - b. Provide Storm Water Quality Report – LID and retention must be evaluated and implemented.
 - i. Can use State's template: [Storm Water Quality Report Template](#)
 - ii. Pleasant View 80th percentile storm: 0.48"

- iii. Attached is the list of acceptable LID BMPs for Pleasant View City. For private development, alternatives may be submitted.
 - iv. See [Guide to Low Impact Development within Utah Manual](#) for more information.
 - c. Detention volume should be revised after LID and retention are evaluated and quantified. (Net Detention = Gross detention – retention)
 - d. LID/retention should be addressed in Geotech report. Infiltration rate should be tested and provided to determine suitability for retention/infiltration, if applicable.
 - e. Owner-executed Long-Term Storm Water Management Agreement is required for all detention/retention/LID measures prior to final approval.
 - f. A Class V injection well permit is required for the dry wells, if applicable.
4. Additional comments are found on the preliminary plan.

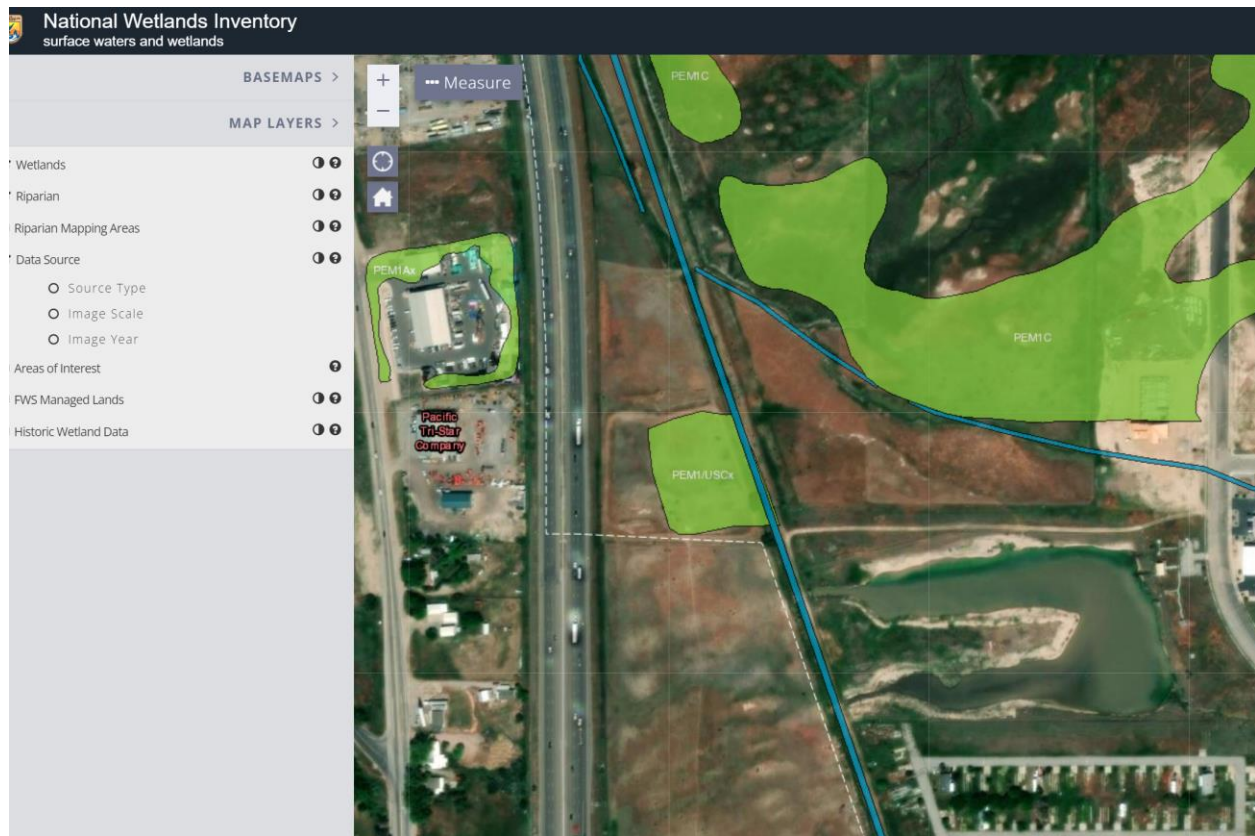
No work may commence on the site until:

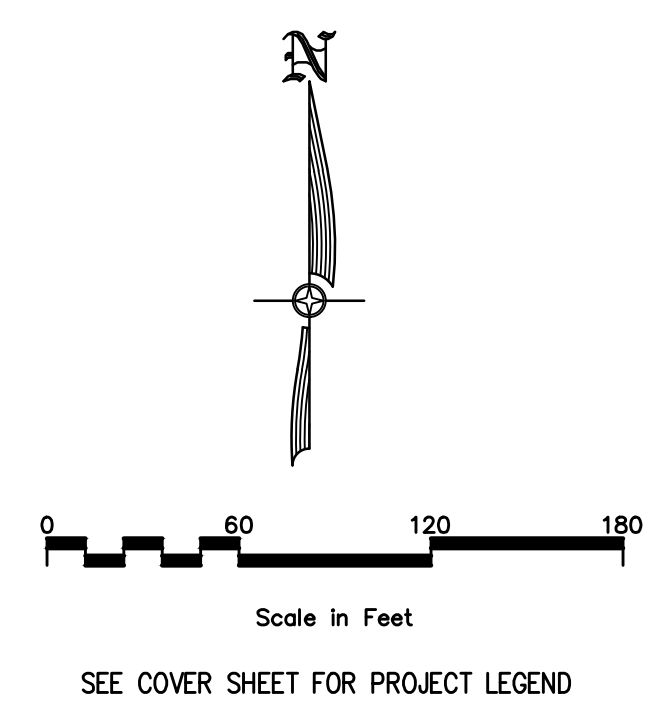
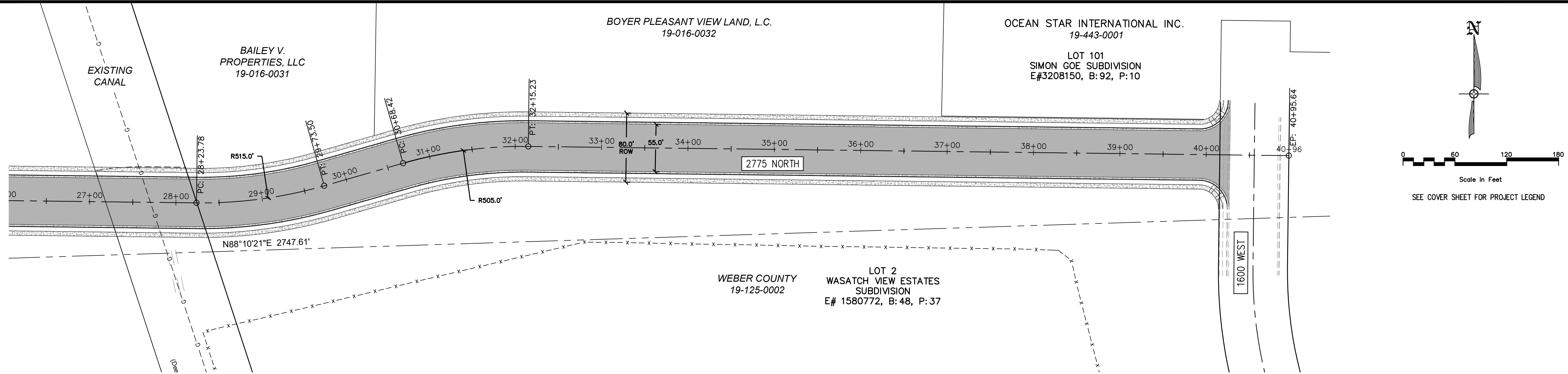
- 1. Plans are approved;
- 2. A preconstruction meeting is held;
- 3. Pleasant View City Storm Water Construction Activity Permit, complete with SWPPP and NOI, is submitted; and
- 4. Draft Long-Term Storm Water Management Agreement, including maintenance plan, is submitted.

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

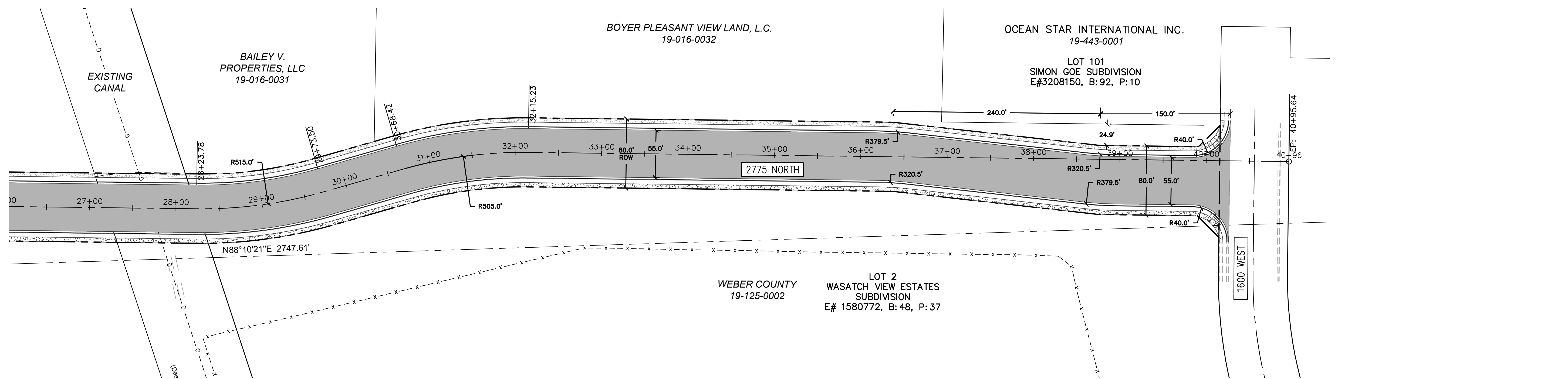
Attachments: Preliminary plan with comments

Wetlands mapper snippet

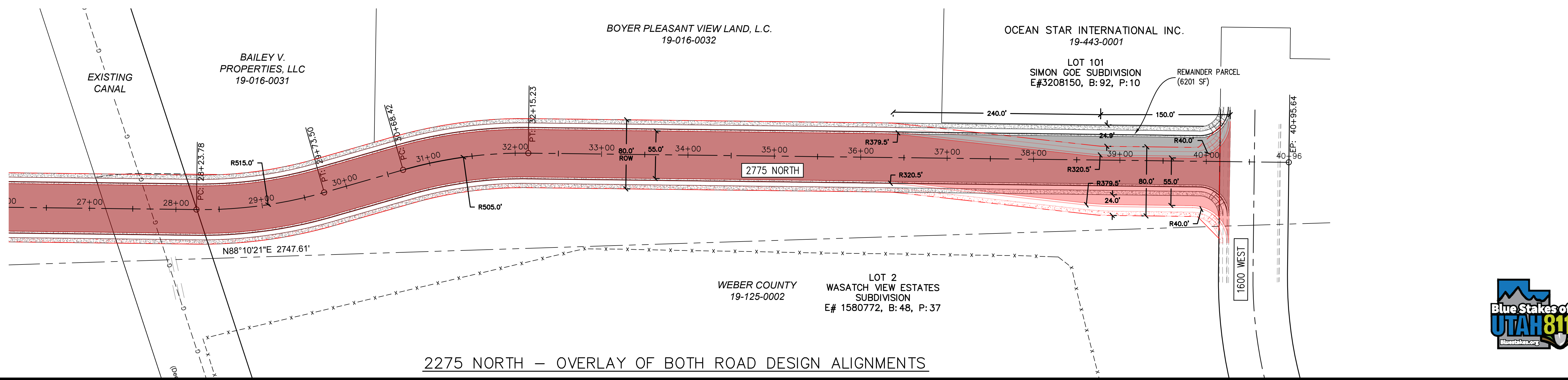




2275 NORTH – CURRENT PROPOSED ROAD DESIGN ALIGNMENT



2275 NORTH – ALTERNATE ROAD DESIGN ALIGNMENT



2275 NORTH – OVERLAY OF BOTH ROAD DESIGN ALIGNMENTS

NO.	REVISIONS	BY	DATE

**CIVIL ENGINEERING
+ SURVEYING**

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-599-6296

FARR WEST INDUSTRIAL SUBDIVISION
1900 WEST FARR WEST & PLEASANT VIEW, UTAH

2275 NORTH ROAD ALIGNMENT EXHIBIT

SHEET NO.	EX-1
PROJECT ID	E22-124
DATE	08/28/23
FILE NAME	PRJ-FRW
SCALE	1"=60'

