



Pleasant View Planning Commission

Meeting Agenda

Thursday, November 3, 2022

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 Many Stolrow*)
- b. Declaration of Conflicts of Interest.

6:05 P.M. 2. **Public Hearings – Administrative Considerations.**

- a. Site Plan for Boyer Pleasant View Warehouse.
Site Plan for the Boyer Pleasant View Warehouse located at 3205 North Highway 89. (*Approve/Not Approve*)
- c. 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*)
- d. Conditional Use Permit and Site Plan for Pole Patch II Subdivision.
Conditional Use and Site Plan for the construction of a single-family home at Waterfall Drive Lot #28 Pole Patch II Subdivision.

6:30 P.M. 4. **Public Hearings – Legislative Considerations and Recommendations to City Council.** (*Recommendations for Approval/Denial of Zone Text Amendments*)

- a. Zoning ordinance text amendments to disallow the uses 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).
- b. Zoning ordinance text amendment modifying the use Car Wash, Self-Service Manual Spray in the Planned Commercial Zone (CP-3) from a permitted to conditional use.
- c. Zoning ordinance text amendment to consider disallowing Single-Family Dwelling as a use in the Planned Manufacturing Zone (MP-1).

7:00 P.M. 5. **Adjournment.**

*Notice is hereby given that the Planning Commission of Pleasant View City will hold a special meeting at the City Office Building, 520 W Elberta Dr. on **Thursday, November 3, 2022, at 6:00 PM.***

Notice posted October 31, 2022/Amy Mabey, City 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.



Planning Commission Staff Report

Site Plan Review

Boyer Pleasant View Warehouse

November 3, 2022

BASIC INFORMATION

Applicant:	Cameron Cook – The Boyer Company
Location:	3245 N. Highway 89, Parcels: 19-016-0001, 19-016-0039, 19-016-0041, 19-016-0097, 19-016-0098, 19-016-0126, and 19-016-0127
Proposal:	Site Plan for Warehouse Development

PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider a proposed site plan for an industrial warehouse and manufacturing development at 3245 North Highway 89. This warehouse building and site comprise 20 acres of land.

Per City Code, Site Plans are reviewed with final consideration by the Planning Commission.

STAFF REVIEW

Staff has reviewed and confirmed that the proposed uses meet applicable zoning requirements. This site plan is being recommended for approval.

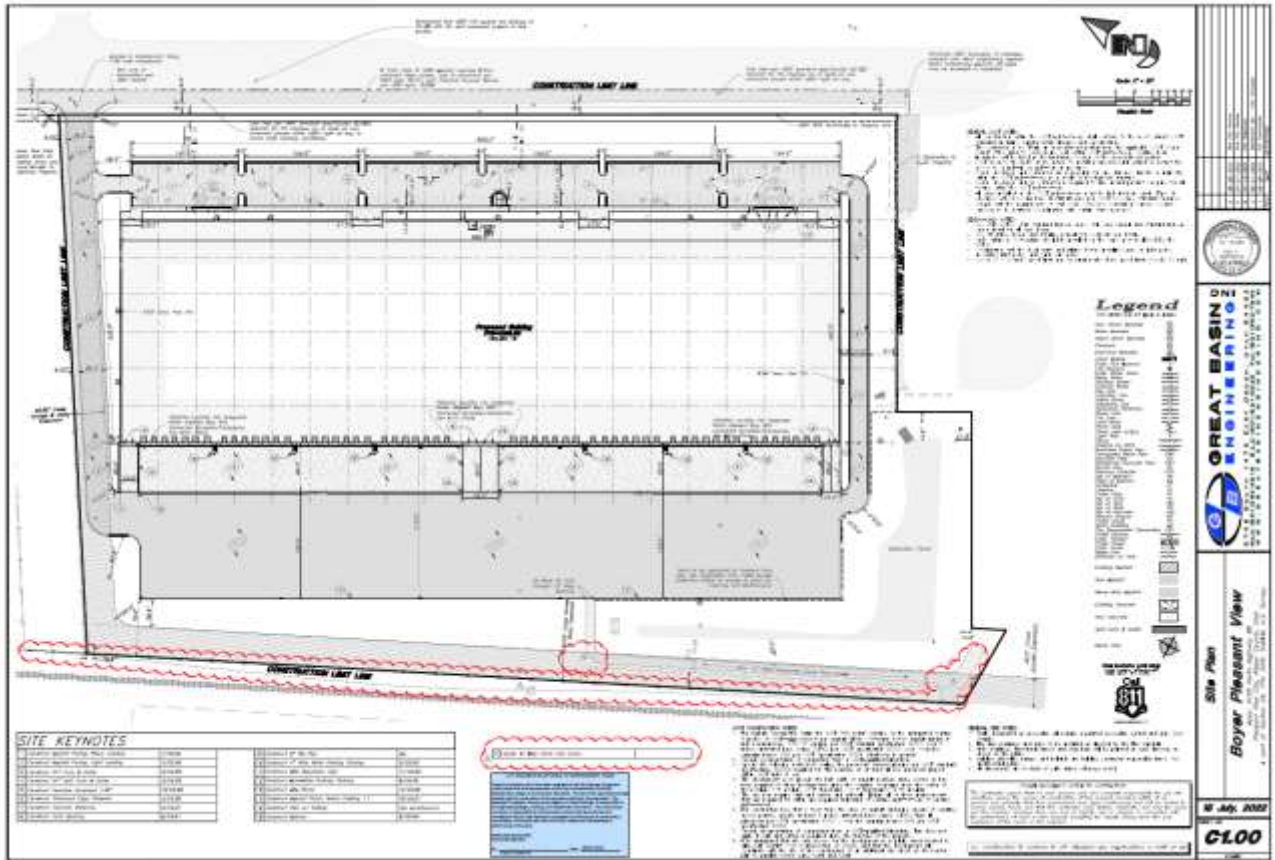
STAFF CONTACT

Amy Mabey, MPA
amabey@pleasantviewcity.com
801-782-8529

ATTACHMENT 1) Vicinity Map



ATTACHMENT 2) Site Plan

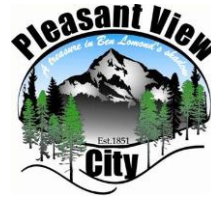


ATTACHMENT 3) Elevations



Boyer Pleasant View Warehouse – Nov. 3, 2022





MEMORANDUM

To: Pleasant View City

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

RE: **Subdivision and Site Plan**
Boyer PV 1

Date: September 8, 2022

The following is a report of the current state of the project and all requirements:

1. The following items have been received and/or approved:
 - a. UDOT access permit (approved)
 - b. Subdivision preliminary plan (approved)
 - c. Landscape plan (approved; see building permit in CityInspect)
 - d. Improvement drawings (approved; [see dropbox link](#)) (applicable for both site plan and subdivision)
 - e. Long-term storm water management agreement (received)
 - f. Escrow estimate (received; [see dropbox link](#))
 - g. UDOT Future Cross Access Agreement (received)
2. The following items are required for final site plan approval:
 - a. Receipt of signed UDOT Future Cross Access Agreement (legal description needs to be updated due to access road shift)
 - b. Receipt of BVID water inclusion letter (final approval letter)
 - c. Approval of escrow estimate and agreement (see item 4)
 - d. If not approved concurrently with final subdivision, signed easements for all utilities and accesses must be provided by separate instrument (e.g. sewer, storm drain, detention pond, access to detention pond, cross access easements).
3. The following items are required prior to final subdivision approval:
 - a. Submittal of [Subdivision Final Plat Application](#) and fees
 - b. Approval of final plat by City Engineer

- c. Approval of escrow estimate and escrow agreement (if not already covered under site plan)
 - d. Approval of Long-Term Storm Water Management Agreement
- 4. [Escrow agreement](#) must go to City Council for approval.
 - a. Goal meeting: September 27, 2022
 - b. Deadline to have executed agreement to City and escrow posted: September 22 (noon)
- 5. Subdivision Final Plat must go to City Council for approval. All items listed in item 3 must be approved by DRC and in place by Thursday at noon prior to the requested City Council meeting.
- 6. The following items are required in order to record the subdivision plat:
 - a. Subdivision plat approved by City Council
 - b. Fully executed Escrow agreement approved by City Council (if not already recorded following site plan approval)
 - c. Future cross-access agreement executed by developer and UDOT
 - d. Fully executed Long-Term Storm Water Management Agreement

No work may commence on the site until:

- 1. Plans are approved (Code reference 17.06.080);
- 2. Pleasant View City Storm Water Construction Activity Permit ([link](#)) is submitted. (SWPPP and NOI via CityInspect);
- 3. Pleasant View City Storm Sewer Connection Permit ([link](#)) is approved;
- 4. Long-Term Storm Water Management Agreement, including maintenance plan, is approved; and
- 5. A preconstruction meeting is held (plans must be approved prior to precon meeting).

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



Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474 Fax (801) 621-0475

October 12, 2022

TO: Pleasant View City

RE: WILL SERVE LETTER – Boyer Pleasant View

The project located at 3155 North Hwy 89 is in the boundaries of the Bona Vista Water Improvement District. The commercial project utility plans have been reviewed by the District and changes, if any, have been made and corrected.

This letter serves as verification that the corrected plans have been approved for the above-named project. Only the phase in consideration is guaranteed service. The plan review is good for a period of one year from the date of this letter. If not constructed within that time frame, the review process will start again including additional fees.

Culinary water will be made available once the following criteria are met:

- All water mains, service lines, fire hydrants, etc. must be constructed according to the district's specifications. Those specifications can be found on the district's website: <https://www.bonavistawater.com/construction-standards>
- Fire line fees are paid, if applicable.

If you have any questions, please feel free to call me. I can be reached at 801-621-0474 ext. 207, Monday through Friday, 9am – 5pm.

Sincerely,

Matt Fox
Assistant Manager

Board of Directors

Michelle Tait, Chairwoman - Harrisville
Jon Beesley, Vice Chairman – Plain City
Ronald Stratford – Unincorporated Area
Scott Van Leeuwen – Marriott/Slaterville
Ken Phippen – Farr West

Management

Blake Carlin, Manager
Matt Fox, Assistant Manager
Marci Doolan, Administrative Manager



State of Utah
Department of Transportation

Future Cross Access Easement

This Future Cross Access Easement ("Agreement"), by and between Utah Department of Transportation ("Department") and Pleasant View 89, L.C. ("Property Owner") describes the terms and conditions of future access connections in the Department Right-of-Way.

RECITALS

WHEREAS, Property Owner has received access approval to improve its property identified as Boyer Pleasant View Subd., located at 3205 N. Highway 89 in City of Pleasant View, County of Weber, State of Utah, and described in the attached Exhibit; and

WHEREAS, as a condition of this access approval, Property Owner is required to enter into an agreement to create a future cross access easement on its property to allow for ingress and egress between its property and the adjacent property located at 3205 N Highway 89; and

WHEREAS, the purpose of the easement is to allow traffic flow between the properties in one access and onto U.S. Highway 89, 91 & 30-S so as to relieve congestion and to create less traffic hazards; and

WHEREAS, at this time, the adjacent property is not seeking access approval, and the owner of that property is unwilling to grant a mutual cross access easement at this time. It is anticipated that when the adjacent property is improved so as to require access approval, the Department shall require that a cross access easement be created to connect the two properties. As required by the Department, the Property Owner agrees to grant an easement as set forth in this Agreement; and

WHEREAS, the attached Exhibit describes the approximate location of the future easement.

AGREEMENT

The Parties agree to the following:

- (1) In fulfillment of the requirements imposed as a condition of access approval, the Property Owner agrees, in the future and upon demand by the Department, to grant a cross access easement provided that the adjacent property owner and as shown in the attached Exhibit, likewise grants a similar cross access easement over its property.
- (2) At such time as the adjacent property owner desires access, the Property Owner agrees to grant the cross access easement and to execute all necessary documents to create the cross access easement.
- (3) The easements to be created shall burden and benefit the parcels. The easements shall run with the land and shall be binding on and shall insure to the benefit of the Property Owner, their respective heirs, successors or assigns.
- (4) The easements to be created shall continue until expressly terminated by written agreement between the parties, the successors, or the assigns. Any agreement to terminate or modify the easements to be created shall be approved in writing by the Department.

- (5) The Property Owner agrees to allow the necessary improvements to its property to allow the ingress and egress as set forth herein within a reasonable time after the creation of the cross access easements.
- (6) The Property Owner agrees to maintain the easement area that will be located within its property in a reasonable manner and at its sole expense.
- (7) Any violation or breach of this Agreement shall be considered a breach of the access permit, and the Department shall have the authority to enforce this Agreement in any manner permitted by law.
- (8) This Agreement to create a cross access easement shall be recorded with the County Recorder's office by the Property Owner.
- (9) **MISCELLANEOUS**
 - a) Each party agrees to undertake and perform all further acts that are reasonably necessary to carry out the intent and purpose of the Agreement at the request of the other party.
 - b) This Agreement does not create any type of agency relationship, joint venture, or partnership between the Department and the Property Owner.
 - c) The failure of either party to insist upon strict compliance of any of the terms and conditions, or failure or delay by either party to exercise any rights or remedies provided in this Agreement, or by law, will not release either party from any obligations arising under this Agreement.
 - d) This Agreement shall be deemed to be made under and shall be governed by the laws of the State of Utah in all respects. Each person signing this Agreement warrants that the person has full legal capacity, power and authority to execute this Agreement for and on behalf of the respective party and to bind such party.
 - e) If any portion of this Agreement is held to be invalid or unenforceable for any reason by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other provision, and this Agreement shall be construed as if such invalid or unenforceable provision had never been included.
 - f) The effective date of this Agreement is the date signed by the last party.

IN WITNESS WHEREOF, the parties hereto have caused this Future Cross Access Easement Agreement to be executed by its duly authorized officers.

Applicant Property Owner

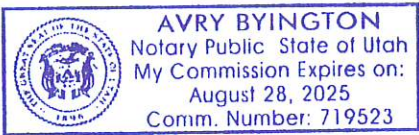
Date: _____

Signature: 
Printed Name: Brian Gochnour
Manager

ACKNOWLEDGMENT

County of Salt Lake
On this 19 day of September, in the year 2022, before me,
Avry Byington a notary public, personally appeared
Brian Gochnour, proved on the basis of satisfactory evidence to be the
person whose name is subscribed to this instrument, and acknowledged (he/she) executed the same.

Witness my hand and official seal.



Utah Department of Transportation Permits Department

Title: _____

Signature: _____

Date: _____

Print Name: _____

ACKNOWLEDGMENT

County of _____
On this _____ day of _____, in the year 20____, before me,
_____ a notary public, personally appeared
_____, proved on the basis of satisfactory evidence to be the
person whose name is subscribed to this instrument, and acknowledged (he/she) executed the same.

Witness my hand and official seal.

EXHIBIT

A part of the North Half of Section 25, Township 7 North, Range 2 West, Salt Lake Base & Meridian, U.S Survey.

Beginning at point on the West Right of Way line of U.S. Highway 89 91 & 30-S, said point being 242.17 feet North 89°12'36" West along the Section line and 2518.56 feet South 61°51'05" West from the Northeast Quarter Corner of said Section 25; and running thence South 29°10'44" East 44.56 feet along said West Right of Way line; thence South 57°49'10" West 67.40 feet; thence South 70°49'21" West 20.00 feet; thence South 57°49'10" West 573.90 feet to a point of curvature; thence Southerly along the arc of a 30.00 foot radius curve to the left a distance of 43.84 feet (Central Angle equals 83°43'18" and Long Chord bears South 15°57'31" West 40.04 feet); thence South 25°54'08" East 1,138.97 feet to Grantor's South property line; thence North 89°16'26" West 44.75 feet along Grantor's South Property line to the West line of Grantor's Property being the East Right of Way line of the Oregon Short Line Railroad; thence North 25°54'08" West 1,181.64 feet along said East Right of way line to Grantor's North property line; thence North 57°49'10" East 725.85 feet along said North Property line to a point to the POINT OF BEGINNING.

Containing 75,722 square feet
or 1.7383 acres, more or less.

When recorded, return to:

Pleasant View City
520 W. Elberta Dr.
Pleasant View, Utah 84414-1408

Affects Parcel No(s): 19-016-0001; 19-016-0039; 19-016-0041; 19-016-0097; 19-016-0098; 19-016-0126;
19-016-0127

LONG-TERM STORM WATER MANAGEMENT AGREEMENT

This Long-Term Storm Water Management Agreement ("Agreement") is made by and between Pleasant View City, a Utah municipal corporation ("City"), and PLEASANT VIEW 89, L.C., a Utah limited liability company ("Owner").

RECITALS

WHEREAS, the City is authorized and required to regulate and control the disposition of storm and surface waters within the Small Municipal Separate Storm Sewer System, also known as the Pleasant View City Storm Drain System, ("Small MS4"), as set forth in the Pleasant View City Storm Water Ordinance, as amended ("Ordinance"), adopted pursuant to the Utah Water Quality Act, as set forth in *Utah Code Ann. §§ 19-5-101, et seq.*, as amended ("Act"); and

WHEREAS, the Owner hereby represents and acknowledges that it is the owner in fee simple of certain real property more particularly described in Exhibit "A," attached hereto ("Property"); and

WHEREAS, the Owner desires to build or develop the Property and/or to conduct certain regulated construction activities on the Property which will alter existing storm and surface water conditions on the Property and/or adjacent lands; and

WHEREAS, in order to accommodate and regulate these anticipated changes in existing storm and surface water flow conditions, the Owner is required to build and maintain, at Owner's expense, a storm and surface water management facility or improvements ("Storm Water Facilities"); and

WHEREAS, the Storm Water Facilities are more particularly described and shown in the final site plan or subdivision approved for the Property and related engineering drawings, and any amendments thereto, which plans and drawings are on file with the City and are hereby incorporated herein by this reference ("Development Plan"); and

WHEREAS, as a condition of Development Plan approval, and as required as part of the City's Small MS4 Utah Pollutant Discharge Elimination System (UPDES) General Permit from the State of Utah, Owner is required to enter into this Agreement establishing a means of documenting the operations and maintenance of the Storm Water Facilities; and

NOW, THEREFORE, in consideration of the benefits received and to be received by the Owner, its successors and assigns, as a result of the City's approval of the Storm Water Facilities, and the mutual covenants contained herein, the parties agree as follows:

Section 1

Construction of Storm Water Facilities. The Owner shall, at its sole cost and expense, construct the Storm Water Facilities in accordance with the City-approved Development Plans and specifications, and any amendments thereto which have been approved by the City.

Section 2

Maintenance of Storm Water Facilities. The Owner shall, at its sole cost and expense, adequately maintain the Storm Water Facilities. Owner's maintenance obligations shall include all system and appurtenances built to convey storm water, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the storm water. Adequate maintenance, for purposes of this Agreement, is defined as the maintenance and actions required such that the Storm Water Facilities are 1) performing their design functions, 2) in good working condition, 3) continuing to provide the design storm water volume and capacity, and 4) being maintained in accordance with manufacturer's recommendations, where applicable. The Owner shall, at its sole cost and expense, perform all maintenance necessary to keep the Storm Water Facilities functioning and in good working condition. A copy of the Storm Water Facilities Maintenance Plan is contained in Exhibit "B." Owner may amend the Storm Water Facilities Maintenance Plan upon submittal to and approval by the City.

Section 3

Annual Inspection Report and Certification. The Owner shall, at its sole cost and expense, inspect, or have inspected, the Storm Water Facilities and submit an inspection report and certification to the City annually. The purpose of the inspection and certification is to assure safe and proper functioning of the Storm Water Facilities. The annual inspection shall cover all aspects of the Storm Water Facilities, including, but not limited to, pipes, catch basins/boxes, parking lots, structural improvements (e.g. oil/water separators, underground infiltration galleries, underground detention basins), berms, channels, outlet structure, pond areas, access roads, vegetation, landscaping, etc. Deficiencies shall be noted in the inspection report. The report shall also contain a certification as to whether adequate maintenance has been performed and whether the structural controls are operating as designed to protect water quality. The annual inspection report and certification shall be due by June 30th of each year and shall be on forms acceptable to the City. Inspections shall be performed by qualified personnel.

Section 4

City Oversight Inspection Authority. The Owner hereby grants permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the Storm Water Facilities upon reasonable notice not less than three (3) business days to the Owner. Such inspections shall be conducted in a reasonable manner and at reasonable times, as determined appropriate by the City. The purpose of the inspection shall be to determine and ensure that the Storm Water Facilities are being adequately operated and maintained to meet the intent of the design, are continuing to perform in an adequate manner, and are in compliance with the Act, the Ordinance, the Storm Water Facilities Maintenance Plan, and manufacturer's recommendations, where applicable. Notice may be waived in emergency conditions.

Section 5

Notice of Deficiencies. If the City finds that the Storm Water Facilities contain any defects or are not being maintained adequately, the City shall send Owner written notice of the defects or deficiencies and

provide Owner with a reasonable time, but not less than thirty (30) days, to cure such defects or deficiencies. Such notice shall be confirmed delivery to the Owner or sent certified mail to the Owner at the address on file with the Weber County Tax Assessor.

In the event the Owner fails to adequately maintain the Storm Water Facilities in good working condition acceptable to the City, after due notice of deficiencies as provided in the above paragraph and failure to cure, then the City shall send a second notice to the Owner. Upon Owner's failure to cure or correct within thirty (30) days following the second notice, the City may issue a citation punishable as a Misdemeanor in addition to any local, State, or EPA fine.

Section 6

Owner to Make Repairs. The Owner shall, at its sole cost and expense, make such repairs, changes, or modifications to the Storm Water Facilities as may be determined as reasonably necessary by the City within the required cure period to ensure that the Storm Water Facilities are adequately maintained and continue to operate as designed and approved.

Section 7

City's Corrective Action Authority. Upon the expiration of the thirty (30) days following the second notice, if the Owner fails to cure defects or deficiencies, the City and its authorized agents and employees shall have the authority to enter the Property and perform the necessary maintenance or corrective actions.

It is expressly understood and agreed that the City is under no obligation to maintain or repair the Storm Water Facilities, and in no event shall this Agreement be construed to impose any such obligation on the City. The actions described in this Section are in addition to and not in lieu of any and all equitable remedies available to the City as provided by law for Owner's failure to remedy deficiencies or any other failure to perform under the terms and conditions of this Agreement.

Section 8

Reimbursement of Costs. In the event the City, pursuant to this Agreement, incurs any costs, or expends any funds resulting from enforcement or cost for labor, use of equipment, supplies, materials, and the like related to correction of the defects or deficiencies, the Owner shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City. After said thirty (30) days, such amount shall be deemed delinquent and shall be subject to interest at the rate of ten percent (10%) per annum. Owner shall also be liable for any collection costs, including attorneys' fees and court costs, incurred by the City in collection of delinquent payments. City reserves the right to file a lien on the Property in the event of non-payment.

Section 9

Successor and Assigns. This Agreement shall be recorded in the Weber County Recorder's Office, and the covenants and agreements contained herein shall run with the land. Whenever the Property shall be held, sold, conveyed, or otherwise transferred, it shall be subject to the covenants, stipulations, agreements, and provisions of this Agreement which shall apply to, bind, and be obligatory upon the Owner hereto, its successors, and assigns, and shall bind all present and subsequent owners of the Property described herein.

Section 10

Severability Clause. The provisions of this Agreement shall be severable and if any phrase, clause, sentence, or provision is declared unconstitutional, or the applicability thereof to the Owner, its successors, and assigns, is held invalid, the remainder of this Covenant shall not be affected thereby.

Section 11

Utah Law and Venue. This Agreement shall be interpreted under the laws of the State of Utah. Any and all suits for any claims or for any and every breach or dispute arising out of this Agreement shall be maintained in the appropriate court of competent jurisdiction in Weber County, Utah.

Section 12

Indemnification. This Agreement imposes no liability of any kind whatsoever on the City, and the Owner agrees to hold the City harmless from any liability in the event the Storm Water Facilities fail to operate properly. The Owner shall indemnify and hold the City harmless for any and all damages, accidents, casualties, occurrences, or claims which might arise or be asserted against the City from failure of Owner to comply with its obligations under this agreement relating to the Storm Water Facilities.

Section 13

Amendments. This Agreement shall not be modified except by written instrument executed by the City and the Owner of the Property at the time of modification, and no modification shall be effective until recorded in the Weber County Recorder's Office.

Section 14

Subordination Requirement. If there is a lien, trust deed, or other property interest recorded against the Property, the trustee, lien holder, etc., shall be required to execute a subordination agreement or other acceptable recorded document agreeing to subordinate their interest to the Agreement.

Section 15

Storm Water Facilities Maintenance Plan. The Storm Water Facilities Maintenance Plan ("Maintenance Plan") must adapt to change in good judgment when site conditions and operations change, and when existing programs are ineffective. Exhibit B, containing the Maintenance Plan, will not be filed with the agreement at the County Recorder but is included by reference and kept on file with the City Recorder. Revision applications must be filed with the City and amended into the Maintenance Plan on file with the City Recorder.

Section 16

Exhibits to this Agreement. Exhibits to this Agreement are enumerated as follows:

1. Exhibit A – Property Description
2. Exhibit B – Storm Water Facilities Maintenance Plan

(continued on next page)

LONG-TERM STORM WATER MANAGEMENT AGREEMENT

SO AGREED this 18th day of MURCH 20 22.

FOR OWNER

Name:

PLEASANT VIEW 89, L.C.,

By its manager:

The Boyer Company, L.C.

STATE OF UTAH)

COUNTY OF Salt Lake)
§

On this 18 day of March, in the year 2022 before me Amy Byington

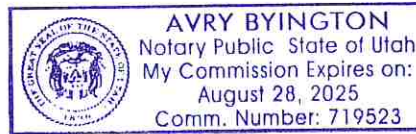
(notary public name) a notary public, personally appeared Brian Gochnow

(name of document signer), proved on the basis of satisfactory evidence to be the person(s) whose

name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same..

Witness my hand and official seal.

Amy Byington
Notary Public signature



Amy Byington
(Printed Name)

(seal)

FOR PLEASANT VIEW CITY

By: Leonard Call

Its: Mayor

Attest:

City Recorder

Approved as to Form: _____
City Attorney

EXHIBIT A

Parcel #'s

19-016-0001, 19-016-0039, 19-016-0041,
19-016-0127, 19-016-0126, 19-016-0098,
19-016-0097

EXHIBIT B
STORM WATER FACILITIES MAINTENANCE PLAN

on file with Pleasant View City



Planning Commission Staff Report

Site Plan Review

2705 North Rulon White Blvd.

November 3, 2022

BASIC INFORMATION

Applicant:	Jeff Beckstead
Location:	2705 North Rulon White Blvd. Parcel: 194350004
Proposal:	Site Plan for Commercial Development

PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider a proposed site plan for a commercial development off Rulon White Blvd. This proposal is consistent with the Manufacturing/Commercial Mix (MCM) zone – pending City Council approval of such.

STAFF REVIEW

Staff recommends approval contingent on final review and approval of the Development Review Committee (DRC) and contingent upon City Council approval of the proposed rezone relative to this property.

A note from the North View Fire indicates needed adjustment in fire flow to 1500 gpm. Additionally, a Long-Term Storm Water Management Agreement is required along with Bona Vista approval of water modifications and service layout.

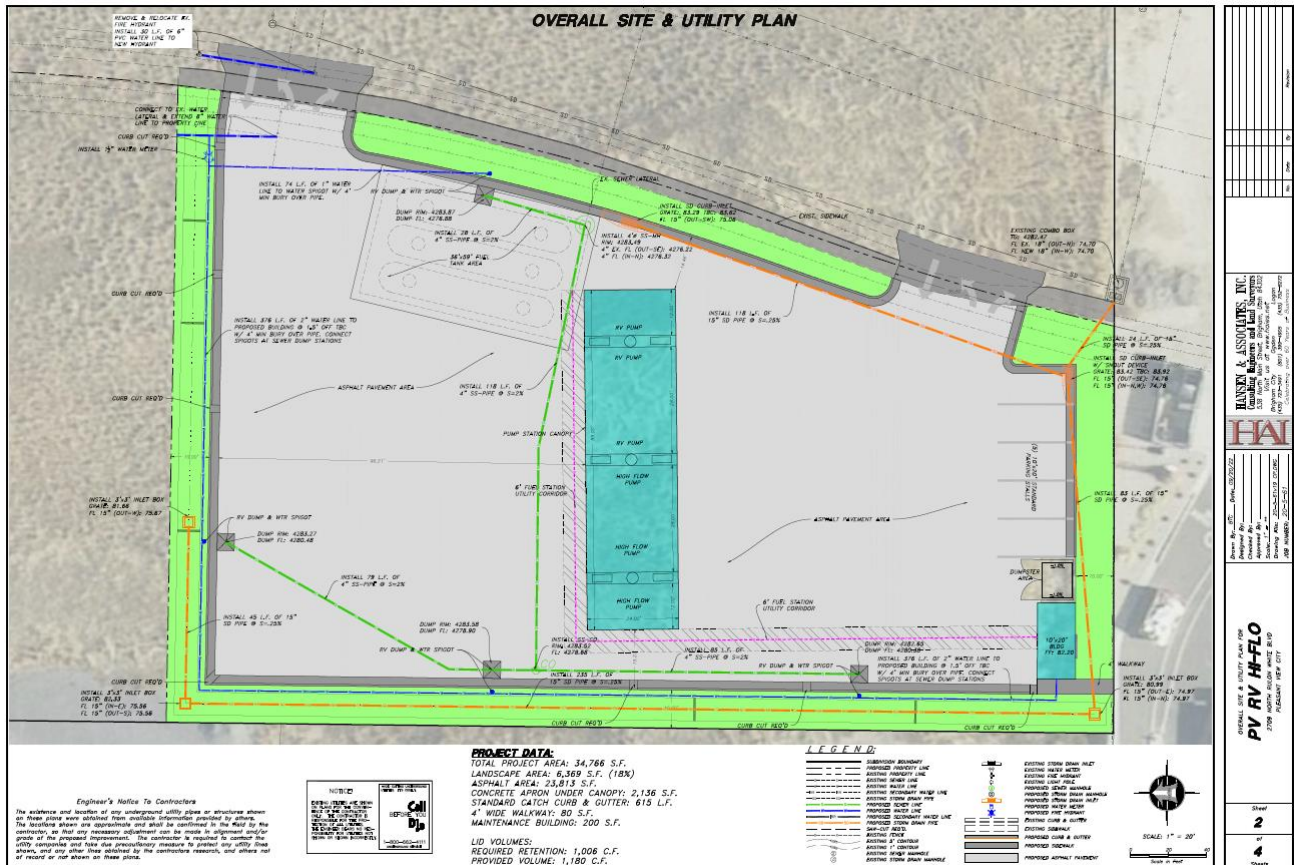
STAFF CONTACT

Amy Mabey, MPA
amabey@pleasantviewcity.com
801-782-8529

ATTACHMENT 1) Vicinity Map



Page 3



8.12.25

PLEASANT VIEW CITY
APPLICATION FOR SITE PLAN / CONDITIONAL USE APPROVAL
(New Development)



Note: Unless directed otherwise by the City, all applications and associated plats, plans and documents must be submitted to the City Planner.

LOCATION: 2709 North Rulon White Blvd. ACREAGE: .80

PROJECT NAME PV RV HI-FLO CURRENT USE Vacant

PARCEL ID
NUMBERS: 194350004

PROPOSED USE Truck & RV Fuel Station & RV Dump

PROPERTY OWNER(S): (attach additional pages if needed)

NAME: Jeff Beckstead PHONE: (801) 624-0628 FAX: _____

ADDRESS: 164 E 5600 S, Washington Terrace, UT 84405 EMAIL: jeff.beckstead@yahoo.com

APPLICANT/AGENT:

NAME: Bret Cummings PHONE: (435) 732-3491 FAX: _____

ADDRESS: 538 North Main Street, Brigham City, UT 84302 EMAIL: bretc@haies.net

SURVEYOR OR ENGINEER:

NAME: Roger Slade PHONE: (435) 723-3491 FAX: _____

ADDRESS: 538 North Main Street, Brigham City, UT 84302 EMAIL: rogers@haies.net

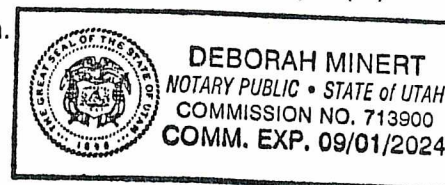
The information on this form is true and accurate to the best of my knowledge. I understand my responsibility to pay Pleasant View City for all professional and other fees associated with this application.

[Signature]

Signature of Applicant/Agent

[Signature]

Notary



For City Use

DATE SUBMITTED: 9/20/22 TAKEN BY: [Signature]
FEES (DUE AT TIME OF APPLICATION)

Application Fee	\$250.00	Date Paid	<u>9/20/22</u>	Amt.	<u>250.00</u>
Noticing Fee	~~\$208.00~~	Date Paid		Amt.	
Accounts Receivable Deposit	\$2,500.00	Date Paid	<u>9/22/22</u>	Amt.	<u>2500.00</u>

Form Date: February 2020

Total Paid _____

Affidavit

Property Owner

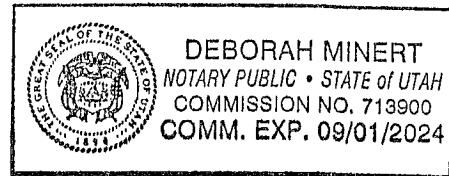
I (we) Jeff Beckstead (please print) certify that I(we) am(are) the Owners(s) of record of the property identified in this application and the statements, drawings, and other exhibits contained herein are in all respects true and correct to the best of my(our) knowledge.

Property Owner(s) Jeff Beckstead

MB

Subscribed and sworn to me on 9/20/22 (date)

Notary Deborah Minert
(Residing in: Weber County)
My commission expires 9/1/24 (date)



Notary Seal

Agent Authorization

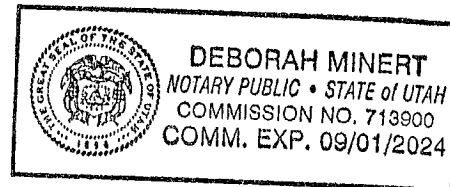
I(we) Jeff Beckstead (please print), the owner(s) of the real property identified in this application, do authorize as my (our) agents(s) Hansen & Associates (please print) to represent me(us) and appear on my(our) behalf before any administrative or legislative body concerning this application and to act in all respects as our agent in matters pertaining to the this application.

Property Owner(s) Jeff Beckstead

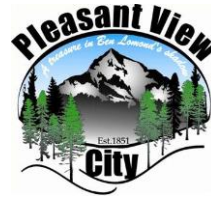
MB

Subscribed and sworn to me on 9/20/22 (date)

Notary Deborah Minert
(Residing in: Weber County)
My commission expires 9/1/24 (date)



Notary Seal



MEMORANDUM

To: Pleasant View City

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

RE: **Site Plan Review**
PV RV HI-FLO (2709 N Rulon White Blvd)

Date: October 27, 2022

Our office has completed a review of the submittal for the referenced project.

SITE PLAN REVIEW

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

1. See plans for comments.
2. Storm Water/Low Impact Development
 - a. Detention not required on this lot (provided downstream).
 - b. Storm Water Quality Report – please sign and seal; otherwise acceptable.
 - c. Owner-executed Long-Term Storm Water Management Agreement is required for all retention/LID measures prior to final approval. – Not provided
3. Provide Bona Vista approval of water modifications and service layout.

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 application, complete with SWPPP and NOI, is submitted and approved; and
4. Pleasant View City Storm Sewer Connection Permit application is submitted; and

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

Attachments: Returned submittal

PV RV HI-FLO
PROJECT NOTES

Reviewed by DQS
10/26/2022 3:53:13 PM

PROJECT OVERVIEW:

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A RV & TRUCK FUEL STATION. CONSTRUCTION WILL ALSO CONSIST OF UTILITY CONNECTIONS AND INSTALLATION, STORM DRAIN LID RETENTION AND SITE GRADING. THE SITE IS LOCATED AT 2709 NORTH RULON WHITE BLVD. IN PLEASANT VIEW, UT.

ACCESSES:

THE PROPOSED PROJECT WILL PROVIDE TWO (2) DRIVE ENTRANCES ONTO RULON WHITE BLVD.

UDOT:

THE PROJECT DOES NOT TIE INTO ANY STATE-OWNED ROADS.

PHASING:

THE PROJECT CONSISTS OF A SINGLE PHASE FOR THE BUILDINGS, UTILITIES AND PARKING LOT.

CONSTRUCTION NOTES:

ALL CONSTRUCTION TO BE TO PLEASANT VIEW STANDARDS. IN THE EVENT THERE IS NO APPLICABLE STANDARD, CONTACT PROJECT ENGINEER / CITY ENGINEER. CONTRACTOR MUST ATTEND PRE-CONSTRUCTION CONFERENCE WITH CITY PRIOR TO COMMENCING WORK.

PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE ALL EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR UNCOVERING AND VERIFICATION OF ALL EXISTING UTILITIES.

SOILS TESTING TO BE PERFORMED ON PROJECT, ESPECIALLY FOR TRENCH RESTORATION. OWNER FUNDAMENTALLY WILL BE PAYING FOR SOILS TESTING BUT SUCH TO BE NEGOTIATED PRIOR TO START OF CONSTRUCTION (I.E. PERHAPS OWNER PAYS FOR ALL PASSING TESTS, CONTRACTOR FOR FAILING ONES, ETC.).

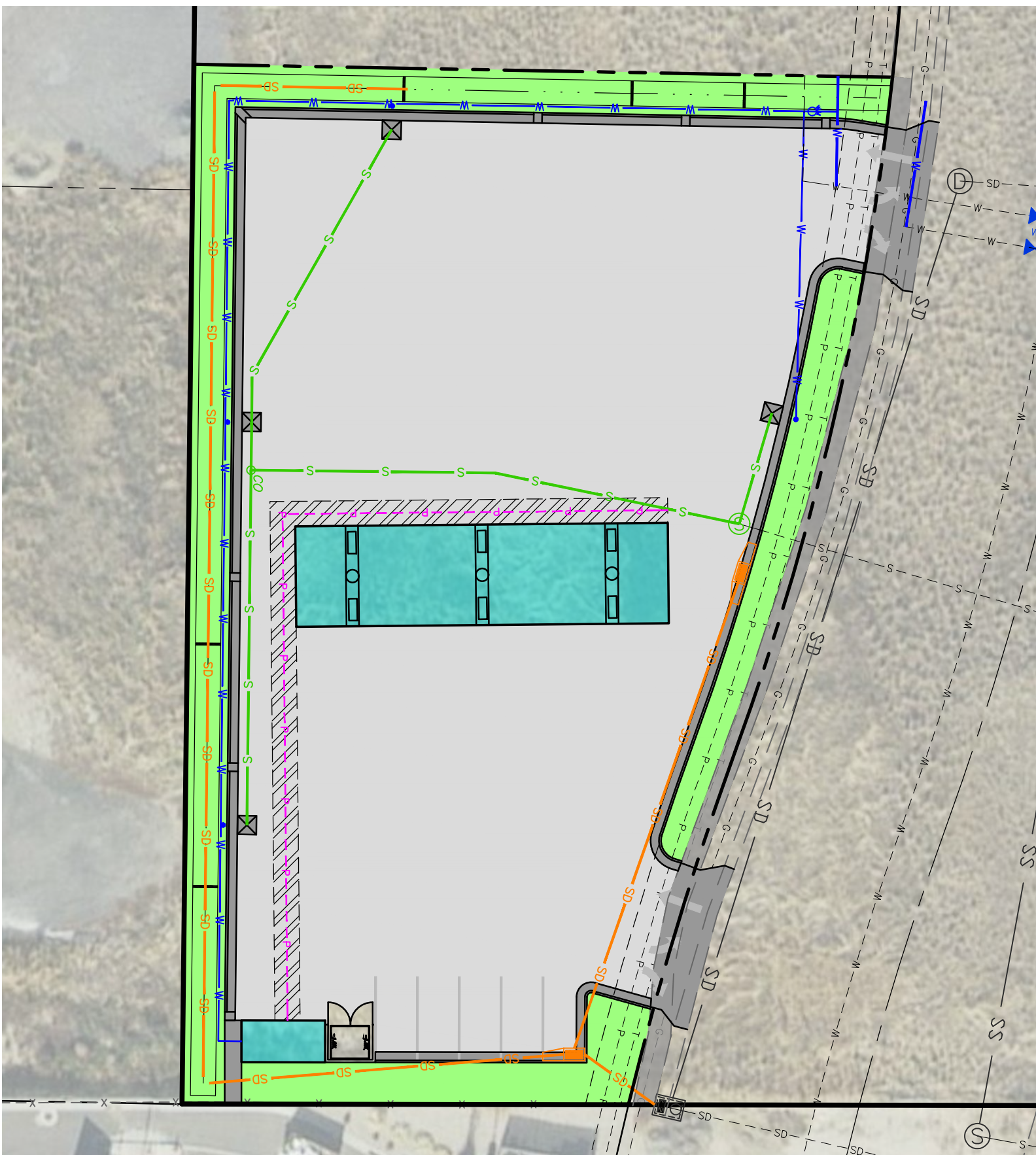
WATER / FIRE PROTECTION:

THE PROJECT WILL CONNECT TO THE EXISTING WATER LATERAL, LOCATED NEAR THE NORTH PROPERTY LINE & EXTEND IT TO THE PROPOSED BUILDING NEAR THE SOUTH PROPERTY LINE.

AN EXISTING FIRE HYDRANT IS LOCATED NEAR THE NORTH PROPERTY LINE OF THE PROJECT. THE PROJECT WILL RELOCATE THE EXISTING FIRE HYDRANT APPROXIMATELY 30- FEET NORTH.

BONA VISTA WATER NOTES / PARTICULARS:

- ALL WORK ON THE CULINARY WATER SYSTEM IS TO BE TO BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS.
- DISTRICT STANDARDS REQUIRE THE USE OF CORROSION RESISTENT MATERIALS FOR THE WATER LINE, NAMELY, EITHER ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS, ALONG WITH POLY WRAP OF METAL FITTINGS.
- SEWER AND WATER MUST BE SEPARATED A MINIMUM HORIZONTALLY 10 FEET AND VERTICALLY 1.5' (WATER ABOVE THE SEWER) FOR BOTH THE MAINS AND THE LATERALS.
- A 14 GA. LOCATOR WIRE IN ACCORDANCE WITH BONA VISTA STANDARDS IS REQUIRED.



SECONDARY WATER / IRRIGATION:

NO SECONDARY WATER CONNECTIONS ADVANCED AT THIS POINT. PINEVIEW WATER DOES NOT SERVE PROPERTY TO THE WEST OF THE STATE HIGHWAY.

SEWER:

THE PROJECT WILL CONNECT TO THE EXISTING SEWER LATERAL NEAR THE CENTER OF THE PROJECT & WILL EXTEND A 4-INCH PVC SEWER LINE TO THE BUILDING NEAR THE SOUTH PROPERTY LINE & 4 RV DUMPS.

STORM DRAINAGE:

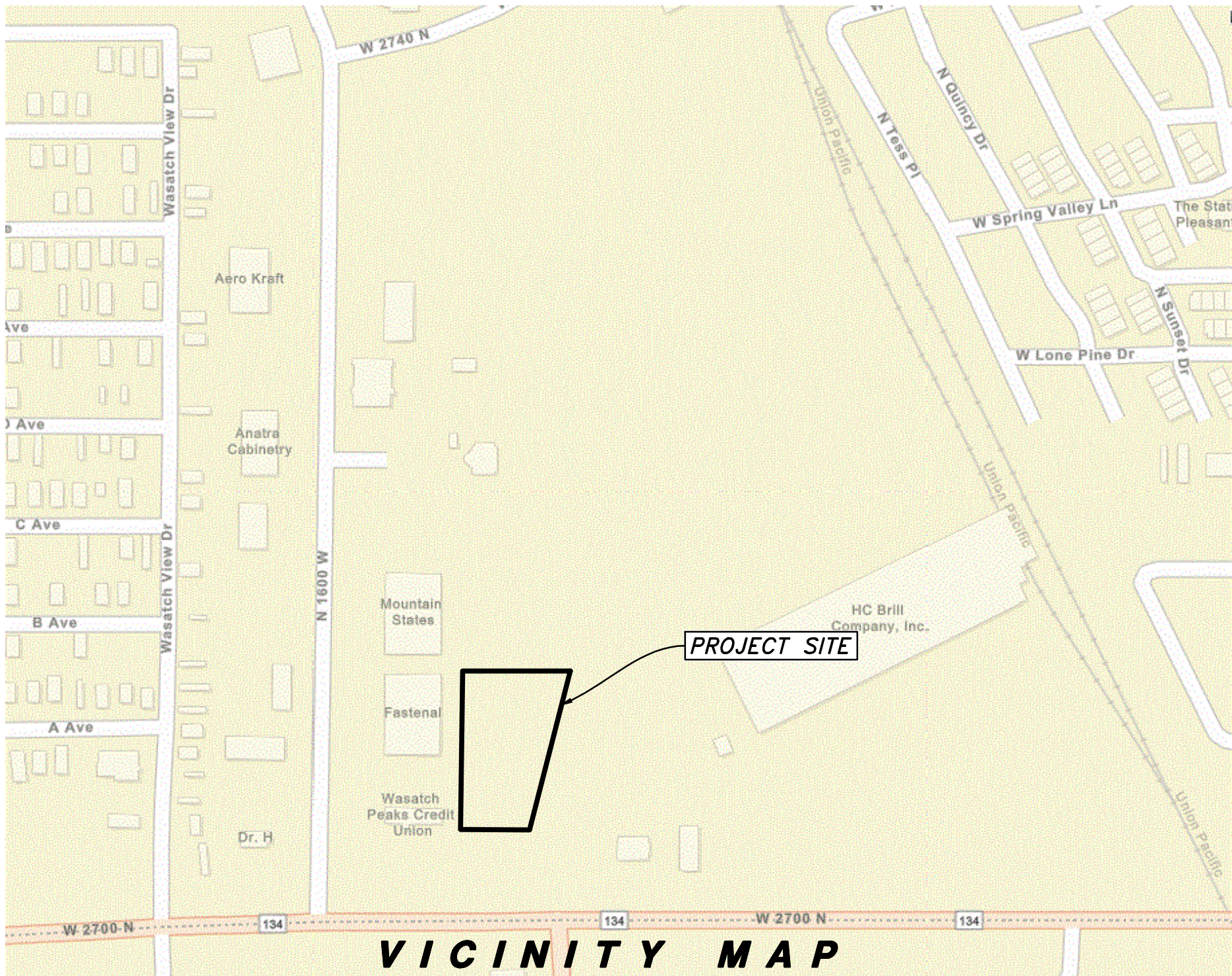
BEING LOCATED ON THE WEST SIDE OF RULON WHITE BLVD. THE REQUIRED STORM DRAIN RETENTION IS PROVIDED IN THE POND AT THE NORTH END OF RULON WHITE BLVD SUBDIVISION. THE SITE PROVIDES LID RETENTION AS REQUIRED BY PLEASANT VIEW CITY IN THE SWALES ALONG THE PROPERTY BOUNDARIES. STORM WATER RUNOFF WILL SURFACE FLOW INTO THESE SWALES & IS RETAINED BY THE BERMS BETWEEN SWALES. THE SWALES THEN FLOW INTO STORM DRAIN BOXES & INTO THE EXISTING SYSTEM IN RULON WHITE BLVD. SEE SHEET 3 FOR DETAILS.

ELECTRICAL / TELEPHONE / GAS:

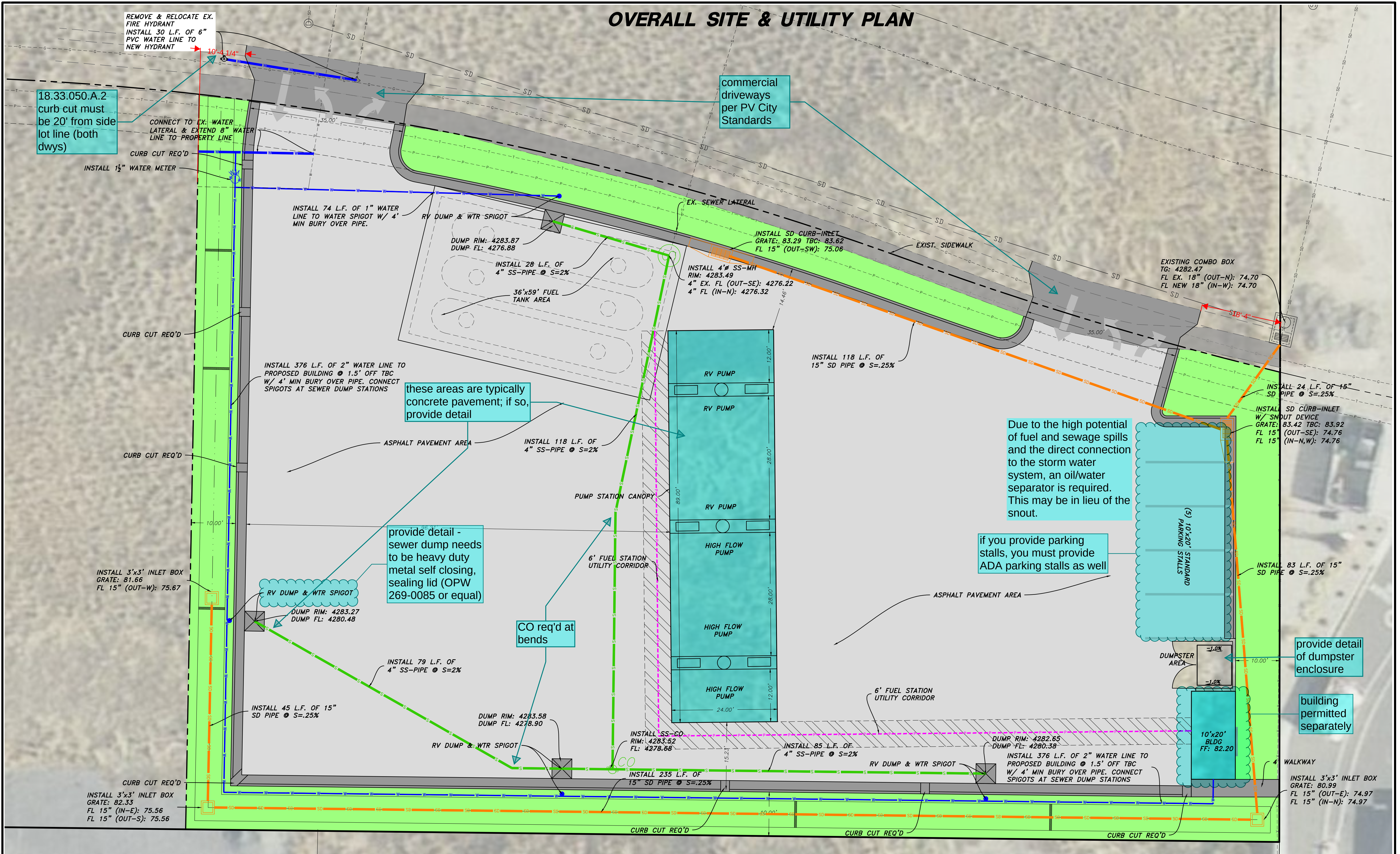
EXISTING DRY UTILITIES ARE FOUND AS SHOWN ON PLANS. PROJECT WILL CONNECT TO DRY UTILITIES AT THE APPROXIMATE CENTER OF THE LOT & WILL EXTEND LATERALS TO THE BUILDINGS.

PAVEMENT STRUCTURAL SECTION:

CONTRACTOR TO BID STRUCTURAL SECTION AS SHOWN HEREON. SECTION TO BE CONFIRMED BY OWNER.



OVERALL SITE & UTILITY PLAN



PROJECT DATA:
TOTAL PROJECT AREA: 34,766 S.F.
LANDSCAPE AREA: 6,369 S.F. (18%)
ASPHALT AREA: 23,813 S.F.
CONCRETE APRON UNDER CANOPY: 2,136 S.F.
STANDARD CATCH CURB & GUTTER: 615 L.F.
4' WIDE WALKWAY: 80 S.F.
MAINTENANCE BUILDING: 200 S.F.

LID VOLUMES:
REQUIRED RETENTION: 1,006 C.F.
PROVIDED VOLUME: 1,180 C.F.

- LEGEND:**
- SUBDIVISION BOUNDARY
 - PROPOSED PROPERTY LINE
 - EXISTING PROPERTY LINE
 - EXISTING SEWER LINE
 - EXISTING WATER LINE
 - EXISTING SECONDARY WATER LINE
 - EXISTING STORM DRAIN PIPE
 - PROPOSED SEWER LINE
 - PROPOSED WATER LINE
 - PROPOSED SECONDARY WATER LINE
 - PROPOSED STORM DRAIN PIPE
 - SAW-CUT REQ'D
 - EXISTING FENCE
 - EXISTING 5' CONTOUR
 - EXISTING 1' CONTOUR
 - EXISTING SEWER MANHOLE
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING STORM DRAIN INLET
 - EXISTING WATER METER
 - EXISTING FIRE HYDRANT
 - EXISTING LIGHT POLE
 - PROPOSED SEWER MANHOLE
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED WATER METER
 - PROPOSED FIRE HYDRANT
 - EXISTING CURB & GUTTER
 - EXISTING SIDEWALK
 - PROPOSED CURB & GUTTER
 - PROPOSED SIDEWALK
 - PROPOSED ASPHALT PAVEMENT

Engineer's Notice To Contractors

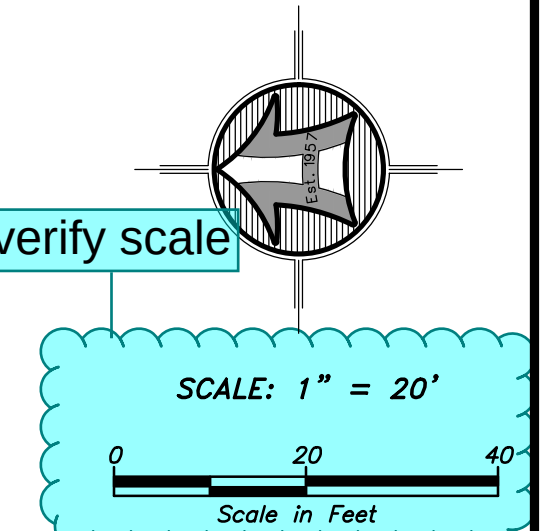
The existence and location of any underground utility pipes or structures shown on these plans were obtained from available information provided by others. The locations shown are approximate and shall be confirmed in the field by the contractor, so that any necessary adjustment can be made in alignment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

NOTICE!

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

Call BEFORE YOU Dig

1-800-662-4111
UNDERGROUND SERVICE



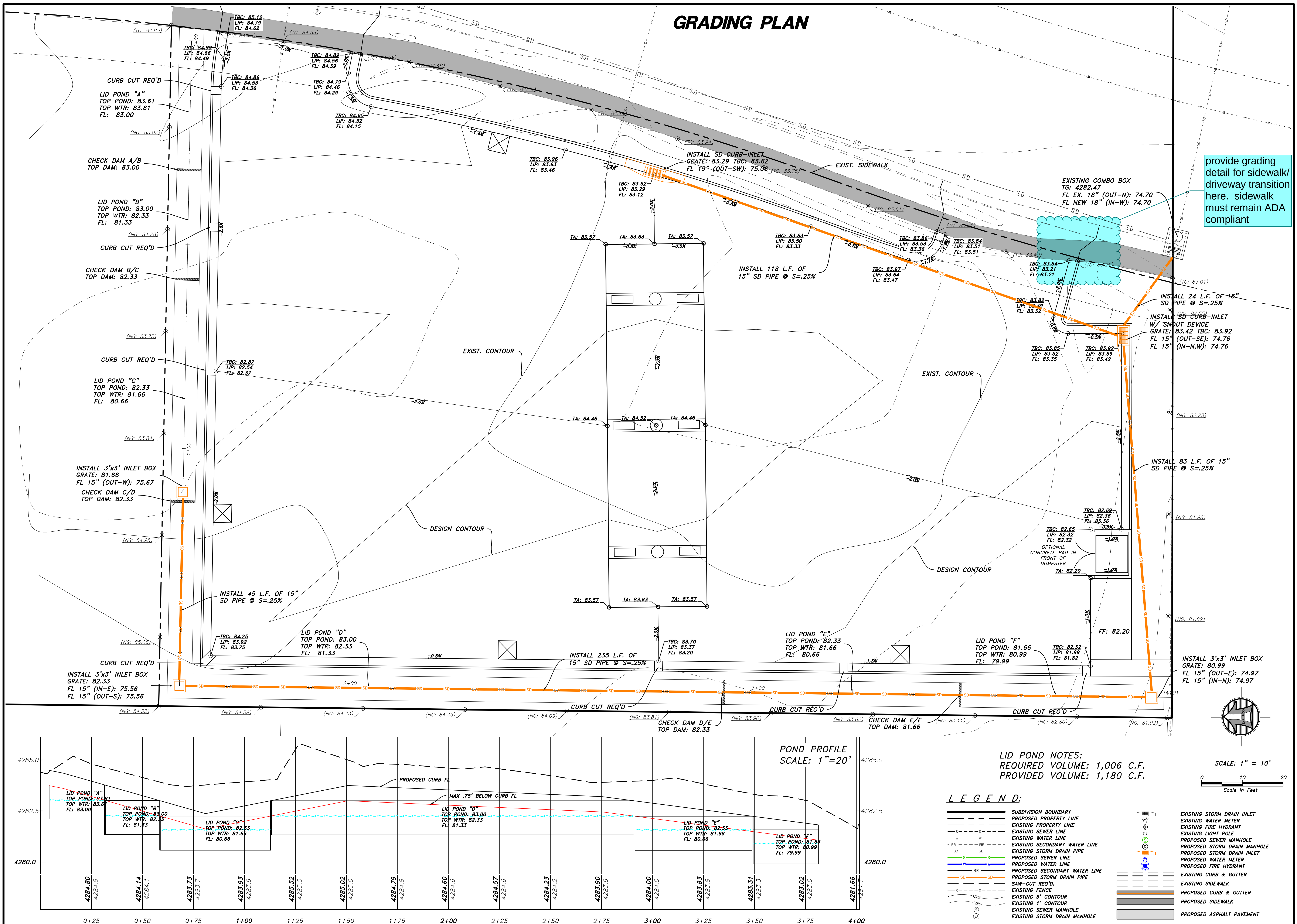
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Drawn By: BTC Date: 09/20/22
Designed By: _____
Checked By: _____
Approved By: _____
Scale: 1" = 20'
Drawing File: 20-S-5-61V19 CP.DWG
JOB NUMBER: 20-S-5-61

OVERALL SITE & UTILITY PLAN FOR
PV RV HI-FLO
2709 NORTH RULON WHITE BLVD
PLEASANT VIEW CITY

Sheet
2
of
4
Sheets

GRADING PLAN



provide grading detail for sidewalk/driveway transition here. sidewalk must remain ADA compliant

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PV RV HI-FLO
2709 NORTH RULON WHITE BLVD
PLEASANT VIEW CITY

Sheet
3
of
4
sheets

SWPPP PLAN

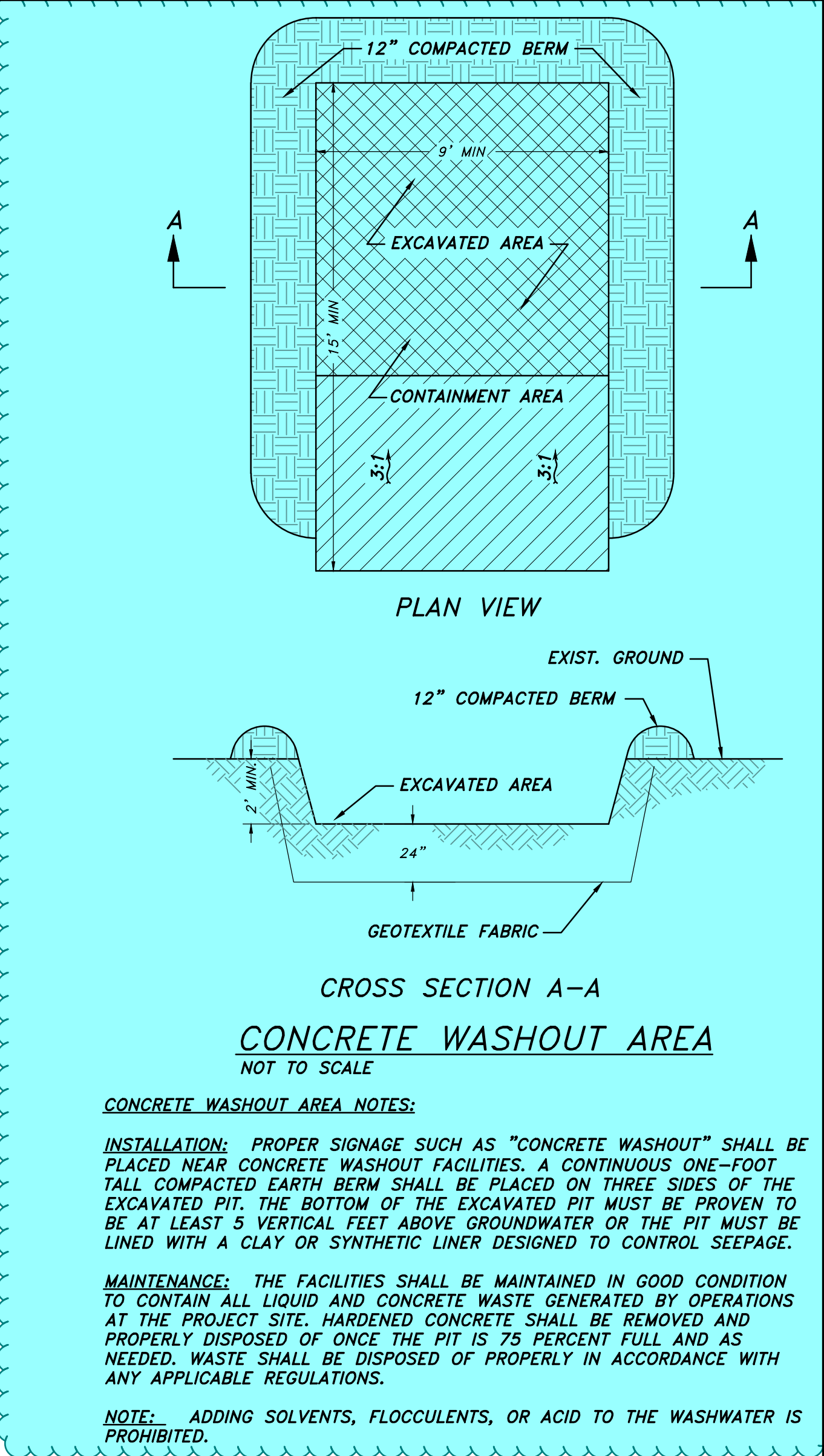
LOCATION:
LOCATION: PLEASANT VIEW, WEBER COUNTY, UTAH
SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SLB&M
LATITUDE: 41°18'35" N LONGITUDE: 112°00'57" W
APPROXIMATE ELEVATION: 4285'

PROJECT DATA:
TAX ID #: 194350004
PARCEL ACREAGE: .80 ACRES
PV RV HI-FLO
2709 NORTH RULON WHITE BLVD
PLEASANT VIEW, UTAH

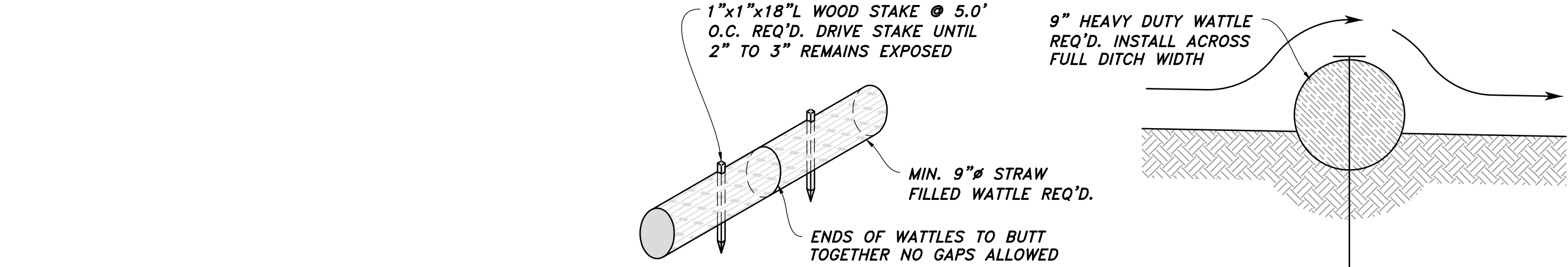
OVERVIEW:
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A RV & TRUCK FUEL STATION. CONSTRUCTION WILL ALSO CONSIST OF UTILITY CONNECTIONS AND INSTALLATION, STORM DRAIN LID RETENTION AND SITE GRADING. DRAINAGE FROM ON-SITE ACTIVITY IS TO BE INTERCEPTED BY THE SILT FENCE/BERM AT THE WEST BOUNDARY OF THE PROJECT. CONCRETE WASHOUT AREA IS LOCATED NEAR THE NORTHERLY ENTRANCE/EXIT.

MAINTENANCE/RECORD-KEEPING:
STRICT RECORD KEEPING IS IMPERATIVE. THE PROJECT WILL BE STATE-PERMITTED BUT PARTICULARLY UNDER THE AUSPICES OF PLEASANT VIEW CITY. KEEP INSPECTION REPORTS FORMS/FORMAT AS MANDATED BY PLEASANT VIEW. A THOROUGH INSPECTION OF THE SWPPP MUST BE CONDUCTED AT LEAST EVERY 14 DAYS AND AFTER ANY PRECIPITATION OR SNOWMELT THAT CAUSES SURFACE EROSION. MAINTENANCE AND/OR MODIFICATIONS TO EROSION MEASURES MUST BE COMPLETED IN A TIMELY MANNER, BUT IN NO CASE MORE THAN 7 CALENDAR DAYS AFTER THE INSPECTION. THE ENFORCEMENT AGENCY IS PLEASANT VIEW CITY, WHO ADMINISTERS AND ENFORCES STORMWATER POLLUTION PREVENTION PLANS LOCALLY. STORMWATER MANAGEMENT ASPECTS AND PROCEDURES MAY BE MODIFIED BY PERMITTEE (AND/OR OFFICIAL REPRESENTATIVE) UPON OBTAINING PLEASANT VIEW CITY APPROVAL.

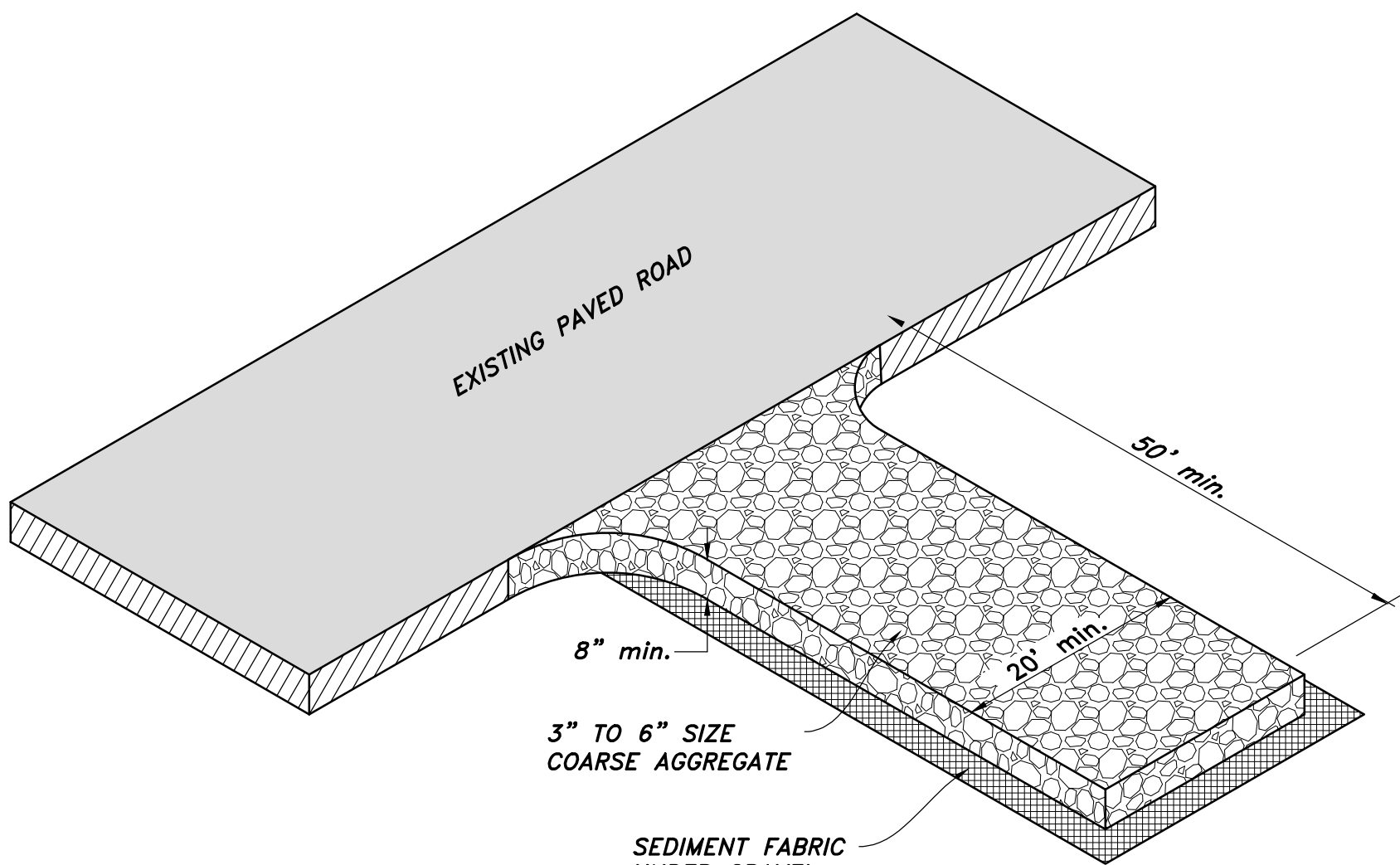
SWPPP PHASING – ORDER OF WORK:
PHASE 1: CONSTRUCTION OF STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA AND SIGNAGE, SILT FENCES & BERMS, AND INLET PROTECTION.
PHASE 2: MAINTAIN STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA, SILT FENCES & BERMS, AND WATTLES DURING CONSTRUCTION AND SITE IMPROVEMENTS.
PHASE 3: UPON ASPHALTING, REMOVE CONSTRUCTION ENTRANCE, WATTLES, INLET PROTECTION, AND TEMPORARY SILT FENCES & BERMS.



CONCRETE WASHOUT AREA NOTES:
INSTALLATION: PROPER SIGNAGE SUCH AS "CONCRETE WASHOUT" SHALL BE PLACED NEAR CONCRETE WASHOUT FACILITIES. A CONTINUOUS ONE-FOOT TALL COMPACTED EARTH BERM SHALL BE PLACED ON THREE SIDES OF THE EXCAVATED PIT. THE BOTTOM OF THE EXCAVATED PIT MUST BE PROVEN TO BE AT LEAST 5 VERTICAL FEET ABOVE GROUNDWATER OR THE PIT MUST BE LINED WITH A CLAY OR SYNTHETIC LINER DESIGNED TO CONTROL SEEPAGE.
MAINTENANCE: THE FACILITIES SHALL BE MAINTAINED IN GOOD CONDITION TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY OPERATIONS AT THE PROJECT SITE. HARDENED CONCRETE SHALL BE REMOVED AND PROPERLY DISPOSED OF ONCE THE PIT IS 75 PERCENT FULL AND AS NEEDED. WASTE SHALL BE DISPOSED OF PROPERLY IN ACCORDANCE WITH ANY APPLICABLE REGULATIONS.
NOTE: ADDING SOLVENTS, FLOCCULENTS, OR ACID TO THE WASHWATER IS PROHIBITED.

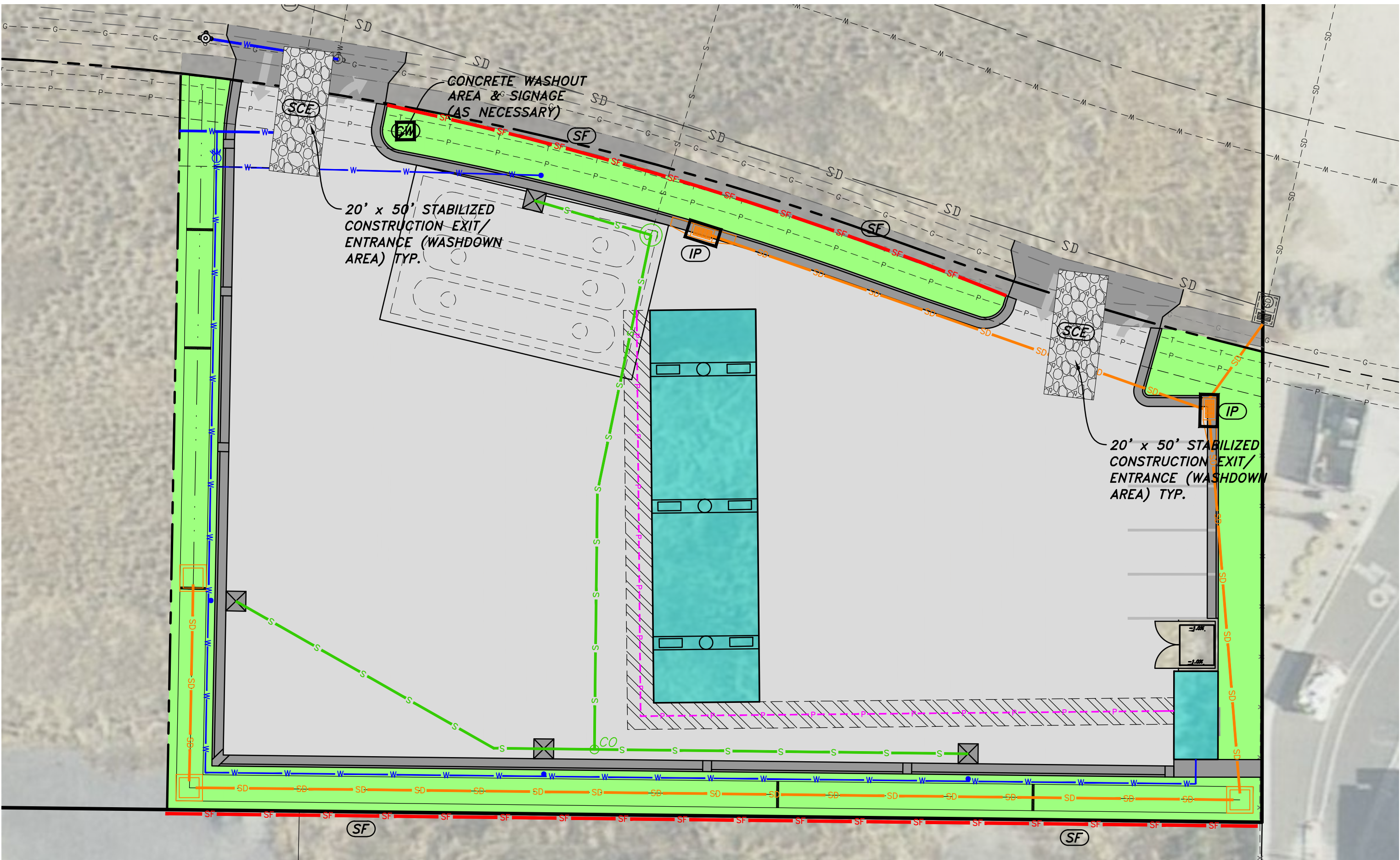


TYPICAL WATTLE/FILTER SOCK
NOT TO SCALE

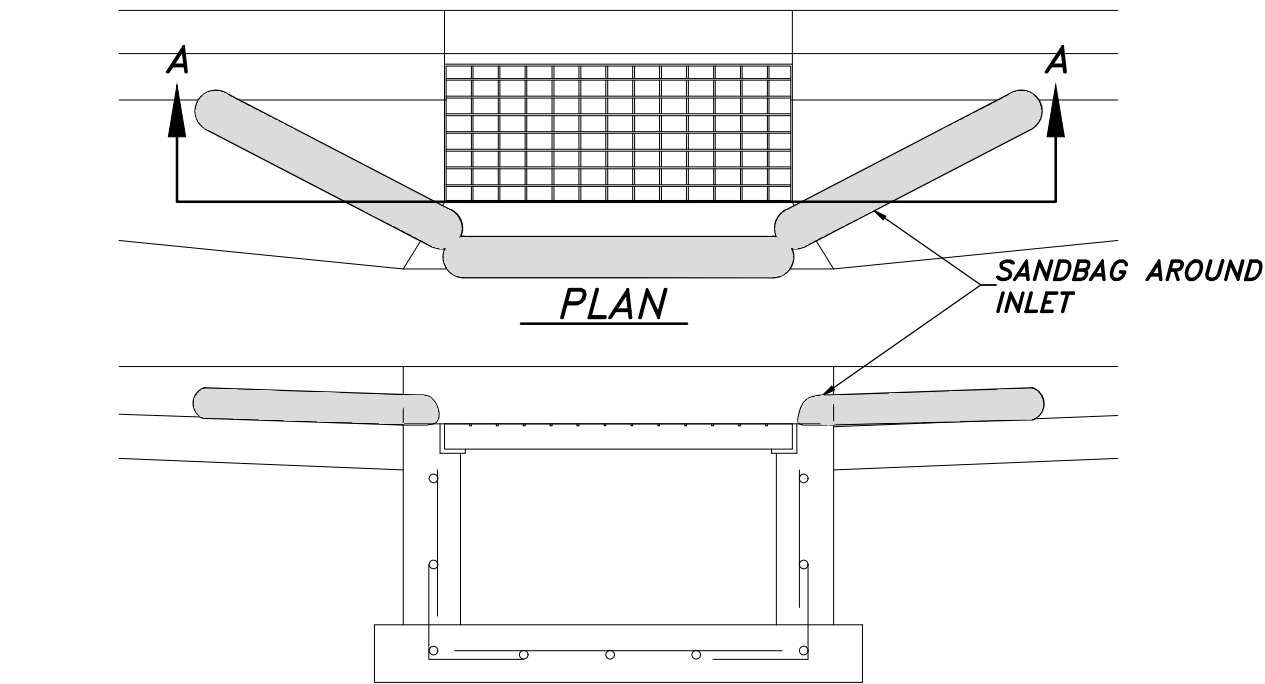
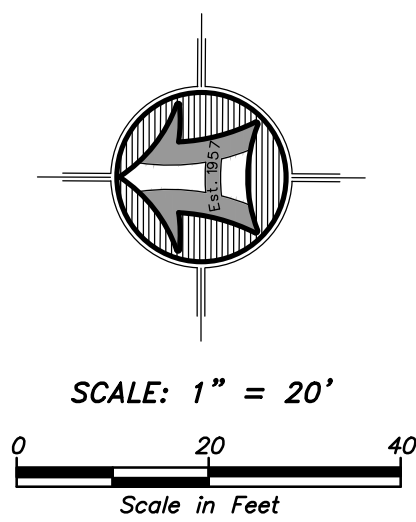


STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

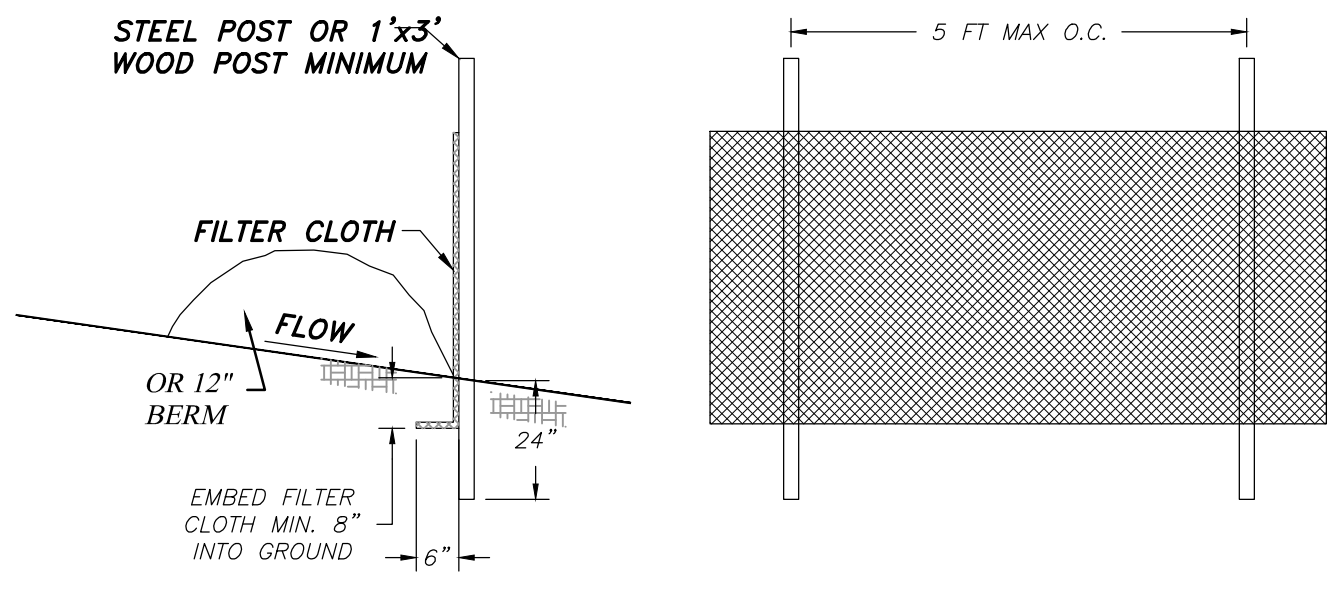
STABILIZED CONSTRUCTION ENTRANCE NOTES:
INSTALLATION/APPLICATION CRITERIA:
1. CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
2. COMPACT SUBGRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS)
3. PLACE COARSE AGGREGATE, 3" TO 6" IN SIZE, TO A MINIMUM DEPTH OF 8".
LIMITATIONS:
1. REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
2. SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.
MAINTENANCE:
1. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.



LABELS
(SF) - SILT FENCE OR BERM
(SCE) - STABILIZATION CONSTRUCTION ENTRANCE
(IP) - INLET PROTECTION
(CW) - CONCRETE WASHOUT
QUANTITIES
SILT FENCE/BERM - 398 LF
STABILIZED CONSTRUCTION ENTRANCE - 2
INLET PROTECTION - 2
CONCRETE WASHOUT - 1
LEGEND
PROPERTY BOUNDARY LINE
SILT FENCE OR BERM REQ'D
TRACKING PAD
CONCRETE WASHOUT AREA
INLET PROTECTION



SECTION A
CURB INLET PROTECTION DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE

No.	Date	By	Revision

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Drawn By: BTC Date: 09/20/22
Designed By:
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Scale: 1" = **
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SWPPP FOR
PV RV HI-FLO
2709 NORTH RULON WHITE BLVD
PLEASANT VIEW CITY

PV C-STORE TRUCK STOP										
80th PERCENTILE CALCULATIONS										
CITY: PLEASANT VIEW										
DATE: SEPTEMBER 20, 2022										
PROJECT DATA										
TOTAL PROJECT AREA:	34,766	SF	0.798	ACRES						
IMPERVIOUS AREA	28,424	SF	0.653	ACRES						
"I" = IMPERVIOUS AREA FACTOR										
IMPERVIOUS / TOTAL AREA	0.8176									
REESE METHOD 'Rv':										
Rv = 0.91(i) - 0.0204	0.7236									
Rv - HYDROLOGIC SOIL A (0.84*(i^1.302)	0.6462									
Rv - HYDROLOGIC SOIL B (0.84*(i^1.169)	0.6638									
Rv - HYDROLOGIC SOIL C/D (0.84*(i^1.122)	0.6701									
Rv - GRANATO I<0.55 (.225*I 0.05)	0.2340									
CITY "d" (INCHES)	0.48	IN								
V-goal = Rv*d*A(TOTAL PRJECT AREA)/12	1,006	CF								
DRAINAGE AREA 1						DRAINAGE AREA 2				
TOTAL AREA:	27,226	SF	0.625	ACRES		TOTAL AREA:	7,540	SF	0.173	ACRES
IMPERVIOUS AREA	22,462	SF	0.516	ACRES		IMPERVIOUS AREA	5,935	SF	0.136	ACRES
"I" = IMPERVIOUS AREA FACTOR						"I" = IMPERVIOUS AREA FACTOR				
IMPERVIOUS / TOTAL AREA	0.8250					IMPERVIOUS / TOTAL AREA	0.7871			
REESE METHOD 'Rv':						REESE METHOD 'Rv':				
Rv = 0.91(i) - 0.0204	0.7304					Rv = 0.91(i) - 0.0204	0.6959			
Rv - HYDROLOGIC SOIL A (0.84*(i^1.302)	0.6539					Rv - HYDROLOGIC SOIL A (0.84*(i^1.302)	0.6151			
Rv - HYDROLOGIC SOIL B (0.84*(i^1.169)	0.6709					Rv - HYDROLOGIC SOIL B (0.84*(i^1.169)	0.6350			
Rv - HYDROLOGIC SOIL C/D (0.84*(i^1.122)	0.6769					Rv - HYDROLOGIC SOIL C/D (0.84*(i^1.122)	0.6422			
Rv - GRANATO I<0.55 (.225*I 0.05)	0.2356					Rv - GRANATO I<0.55 (.225*I 0.05)	0.2271			
CITY "d" (INCHES)	0.48	IN				CITY "d" (INCHES)	0.48	IN		
V-goal = Rv*d*A(TOTAL PRJECT AREA)/12	795	CF				V-goal = Rv*d*A(TOTAL PRJECT AREA)/12	210	CF		



Hansen and Associates, Inc.
Consulting Engineers & Land Surveyors

PV RV HI-FLO

Storm Drainage Addendum

2709 North, Rulon White Blvd.
Pleasant View, Utah

HANSEN & ASSOCIATES, INC.
538 North Main Street
Brigham City, Utah 84302
(435) 723-3491

September 20, 2022

PV RV HI-FLO - LID Overview

The site is known to consist of clay soils with little permeability. The 'Guide to Low Impact Development within Utah' lists four BMP categories - of the four, a Bioretention system is most feasible; Pervious Surfaces and Harvest & Reuse are not deemed practical in this setting. Infiltration devices are challenged because of the native soil's slow permeability.

The majority of the site sheet flows westward & northward to the long, linear drainage channels along the site's north & west borders. The flows are not concentrated which aids in treatment processes. The channels are only a foot deep, are basically flat slope-wise, and receive sheet flows over a lengthy distance. The developer prefers a more water conservation landscape. The channels are proposed as being composed of 12 inches (depth) of rockscape, with selected sparse plantings, much in harmony with what some term 'xeriscape.'

Remaining flows sheet flow to the inlet boxes along the east border of the project, which flow through the outlet box located near the southeast corner of the property which is equipped with a snout device.

The site is located on the west side of Rulon White Boulevard. As a result of this location the site is only required to retain the LID retention volume as opposed to the full storm drain retention value. The site has a percolation rate of .06 in/hr. The north & west swales will be connected via SD pipe & will flow into two SD inlet boxes centered located in the north swale & at the southwest corner of the property. These will then flow to an inlet box located near the southeast corner of the property & thence out to the municipal system. A snout device will be added to the front SD inlet/outlet box to treat the storm water before its entrance into the municipal system.

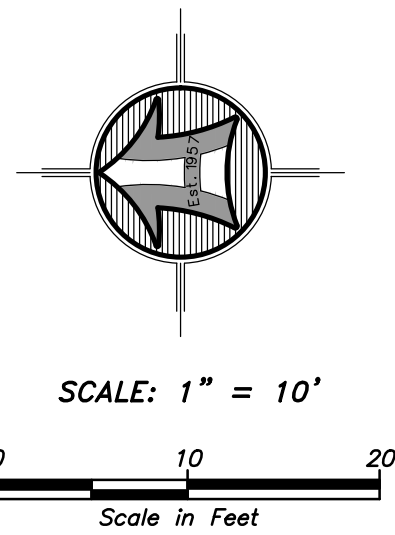
The soils report lists groundwater at between 2.5 & 4 feet; the north and west channels are 1-foot deep.

GRADING PLAN

Accepted
10/26/2022 3:41:03 PM

DRAINAGE AREA 2
AREA: 7,540 S.F.
C-VALUE: .76

DRAINAGE AREA 1
AREA: 27,226 S.F.
C-VALUE: .78



LEGEND:

- | | |
|-------------------------------|------------------------------|
| SUBDIVISION BOUNDARY | EXISTING STORM DRAIN INLET |
| PROPOSED PROPERTY LINE | EXISTING WATER METER |
| EXISTING PROPERTY LINE | EXISTING FIRE HYDRANT |
| EXISTING SEWER LINE | EXISTING LIGHT POLE |
| EXISTING WATER LINE | PROPOSED SEWER MANHOLE |
| EXISTING SECONDARY WATER LINE | PROPOSED STORM DRAIN MANHOLE |
| PROPOSED SEWER LINE | PROPOSED STORM DRAIN INLET |
| PROPOSED WATER LINE | PROPOSED WATER METER |
| PROPOSED SECONDARY WATER LINE | PROPOSED FIRE HYDRANT |
| PROPOSED STORM DRAIN PIPE | EXISTING CURB & GUTTER |
| SAW-CUT REQ'D. | EXISTING SIDEWALK |
| EXISTING FENCE | PROPOSED CURB & GUTTER |
| EXISTING 5' CONTOUR | PROPOSED SIDEWALK |
| EXISTING 1' CONTOUR | PROPOSED ASPHALT PAVEMENT |
| EXISTING SEWER MANHOLE | |
| EXISTING STORM DRAIN MANHOLE | |

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GRADING PLAN FOR
PV RV HI-FLO
2709 NORTH RULON WHITE BLVD
PLEASANT VIEW CITY

Sheet
3
of
4
Sheets



Planning Commission Staff Report

Vista Lago – Pole Patch II Single-Family Dwelling

Conditional Use Permit and Site Plan

November 3, 2022

BASIC INFORMATION

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

PLANNING COMMISSION REVIEW

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

A-5 Zoning Requirements

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

Sensitive Land Requirements

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

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

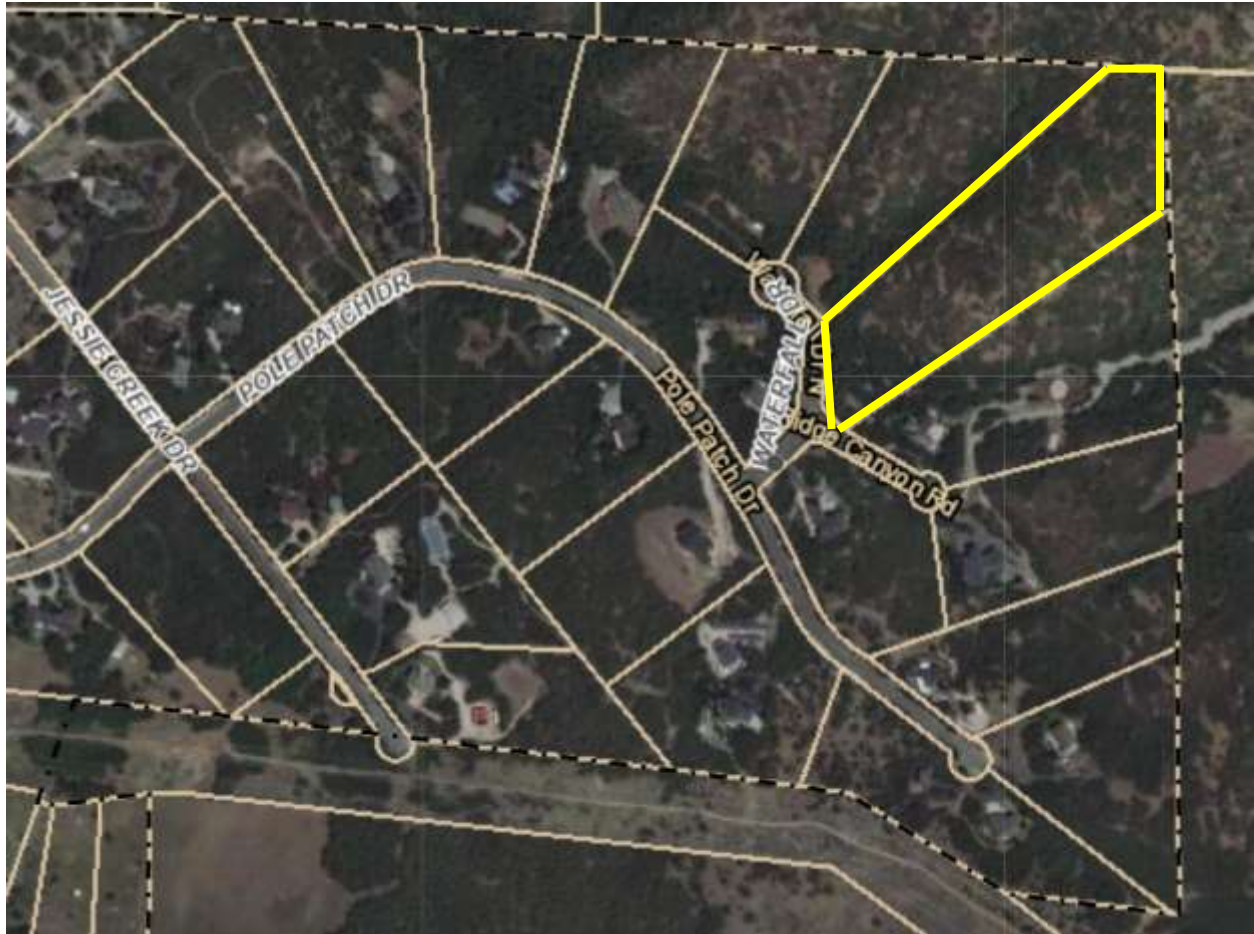
STAFF RECOMMENDATION

Staff recommends receipt of a full geologic report and adjustments in layout to reflect the current standards in City Ordinances for setbacks. As such, the recommendation is for this item to be tabled until these issues are resolved.

STAFF CONTACT

Amy Mabey, MPA
amabey@pleasantviewcity.com
801-782-8529

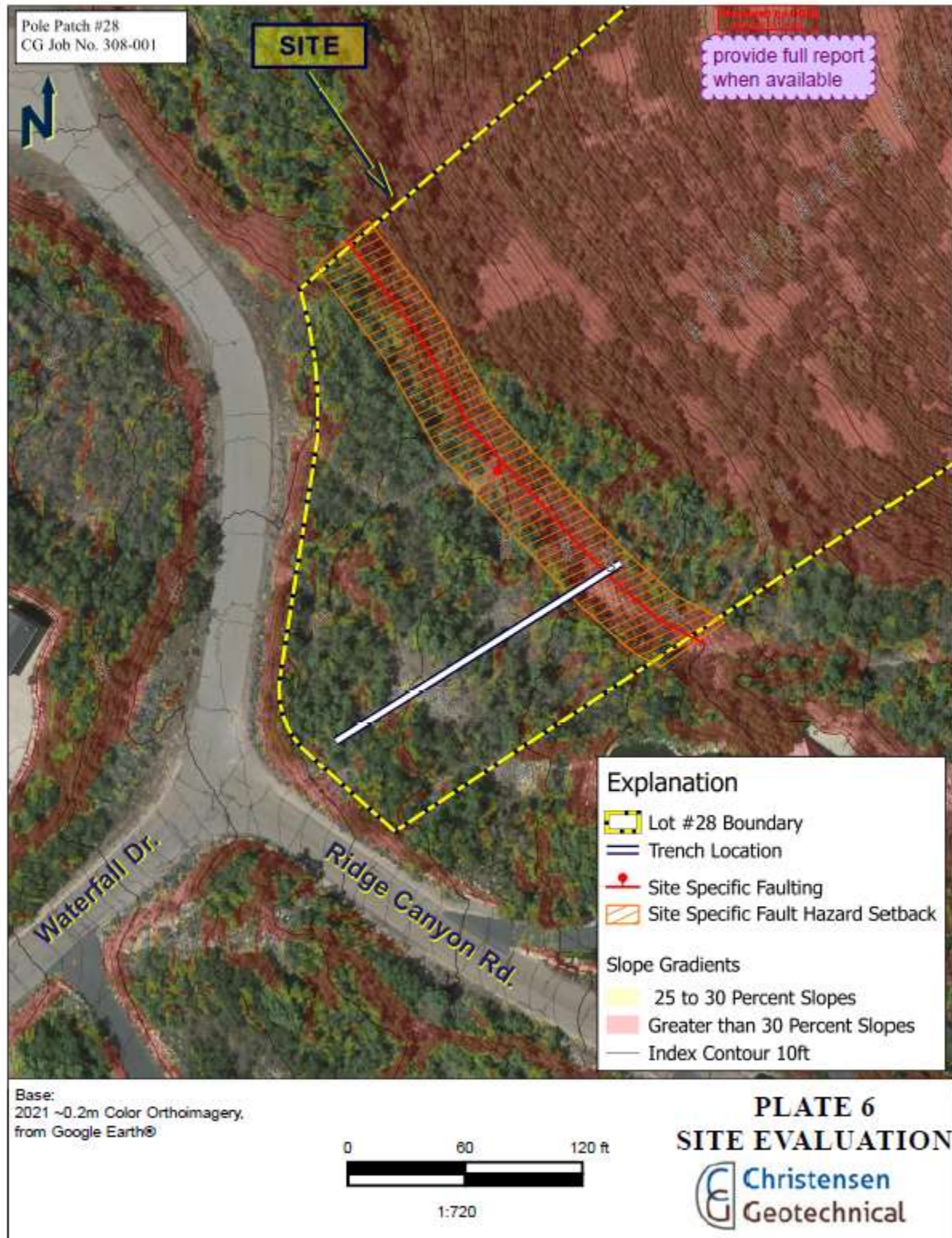
ATTACHMENT 1) Vicinity Map

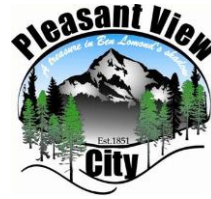


Pole Patch II Single-Family Dwelling – Nov. 3, 2022



ATTACHMENT 3) Site Evaluation





MEMORANDUM

To: Pleasant View City

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

RE: **Conditional Use Permit**
Harmon Residence, ~4960 Waterfall Dr., Pole Patch

Date: October 28, 2022

Our office has completed a review of the submittal received by us on October 20, 2022

CONDITIONAL USE PERMIT REVIEW

For the purposes of the Conditional Use Permit review, we offer the following comments:

This lot is located in the City's Sensitive Area Overlay Zone. Please follow the requirements in section 18.38, specifically subparagraph 070, of the City Ordinances, including but not limited to:

1. Provide a more detailed slope map of the property; show all areas over 25% (undevelopable); show the building area (must be under 15%).
2. Please provide geotechnical/geological investigation. The investigation should be performed in accordance with *UGS C-122 (Guidelines for Investigating Geologic Hazards and Preparing Engineering-Geology Report, with a Suggest Approach to Geologic Hazard Ordinances in Utah)*. Items of specific concern include:
 - a. Alluvial fan
 - b. Landslide/avalanche
 - c. Fault zone
3. This area is in a critical water recharge zone. Impervious area should be kept to a minimum.
4. This area is in Drinking Water Source Protection for some of the City's wells and springs. Notice to the property owner should be given regarding potential contaminants and precautionary measures to take.
5. A copy of the *Foothill Area Land Planning Study* can be found here:
<https://jonescivil.com/clients/pleasant-view-city/>
6. Please see comments on returned submittal.

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

PLEASANT VIEW CITY
APPLICATION FOR SITE PLAN / CONDITIONAL USE APPROVAL
(New Development)

Note: Unless directed otherwise by the City, all applications and associated plats, plans and documents must be submitted to the City Planner.

LOCATION: Waterfall Drive Lot #28 Pole Patch #2 Subdivision ACREAGE: 9.06 AC

PROJECT NAME Vista Lago CURRENT USE Vacant Land

PARCEL ID
NUMBERS: 160090042

PROPOSED USE New SFD - 1 Story home with partial walk out lower floor and basement with garage.
Also proposed (1) accessory structure not to exceed that allowable. ~~Swimming Pool~~ *SWIMMING POOL*

PROPERTY OWNER(S): (attach additional pages if needed)

NAME: Gloria Harmon / Harmon Living Trust PHONE: (505) 681-9734 FAX: _____

ADDRESS: P.O. Box 402 Placitas, NM 87043 EMAIL: gjhb18@comcast.net

APPLICANT/AGENT:

NAME: James L Carroll & Associates Inc PHONE: (801) 359-8517 FAX: (801) 359-2279

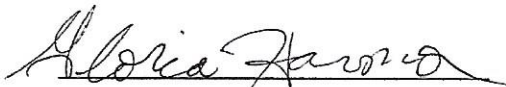
ADDRESS: P.O. Box 935 Salt Lake City, UT. 84110-0935 EMAIL: arktectcs@aol.com

SURVEYOR OR ENGINEER:

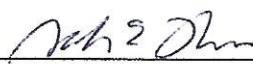
NAME: Johanson Surveying / Shane or Nate PHONE: (801) 815-2541 FAX: _____

ADDRESS: P.O. Box 18941 Salt Lake City, UT. 84118 EMAIL: sjohansoneng@gmail.com

The information on this form is true and accurate to the best of my knowledge. I understand my responsibility to pay Pleasant View City for all professional and other fees associated with this application.



Signature of Applicant/Agent



Notary *10/11/2022*

STATE OF NEW MEXICO
NOTARY PUBLIC
SARAH E. THOMAS
COMMISSION # 1101661
EXPIRES APRIL 10, 2025

For City Use

DATE SUBMITTED: _____ TAKEN BY: _____

FEES (DUE AT TIME OF APPLICATION)

Application Fee	\$250.00	Date Paid _____	Amt. _____
Noticing Fee	\$200.00	Date Paid _____	Amt. _____

Form Date: February 2017

Total Paid _____

Affidavit

Property Owner

I (we) Gloria Harmon-Trustee of the Harmon Living Trust Dated 3/17/2006 (please print)
certify that I(we) am(are) the Owners(s) of record of the property identified in this application and
the statements, drawings, and other exhibits contained herein are in all respects true and correct to
the best of my(our) knowledge.

Property Owner(s) Gloria Harmon

Subscribed and sworn to me on 10/17/2022 (date)

Notary Sarah E. Thomas
(Residing in: New Mexico)
My commission expires 4-10-2025 (date)

STATE OF NEW MEXICO
NOTARY PUBLIC
SARAH E. THOMAS
COMMISSION # 1101661
EXPIRES APRIL 10, 2025

Agent Authorization

I (we) Gloria Harmon - Trustee of the Harmon Living Trust dated 3/17/2006 (please print),
the owner(s) of the real property identified in this application, do authorize as my (our) agents(s)
James L Carroll & Associates Inc / James Carroll or other employee (please print) to represent
me(us) and appear on my(our) behalf before any administrative or legislative body concerning this
application and to act in all respects as our agent in matters pertaining to the this application.

Property Owner(s) Gloria Harmon

Subscribed and sworn to me on 10-17-2022 (date)

Notary Sarah E. Thomas
(Residing in: New Mexico)
My commission expires 4-10-2025 (date)

STATE OF NEW MEXICO
NOTARY PUBLIC
SARAH E. THOMAS
COMMISSION # 1101661
EXPIRES APRIL 10, 2025



Planning Commission Staff Report

Zoning Allowances for Carwashes

Proposed Zone Text Amendment

November 3, 2022

BASIC INFORMATION

Applicant:

City Administration

PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider zoning text amendments for allowable areas for the development of future carwash facilities. Currently, these are allowed within several commercial zones, both automatic and self-services. The consideration is to limit future carwash developments to CP-3 zones as a conditional use.

The Planning Commission will provide a recommendation for the City Council to consider. If the Planning Commission recommends approval of this zoning text amendment, an ordinance will be drafted for the City Council to consider reflecting this. If denial is recommended, the City Council will consider the Planning Commission's recommendation of denial.

STAFF CONTACT

Amy Mabey, MPA

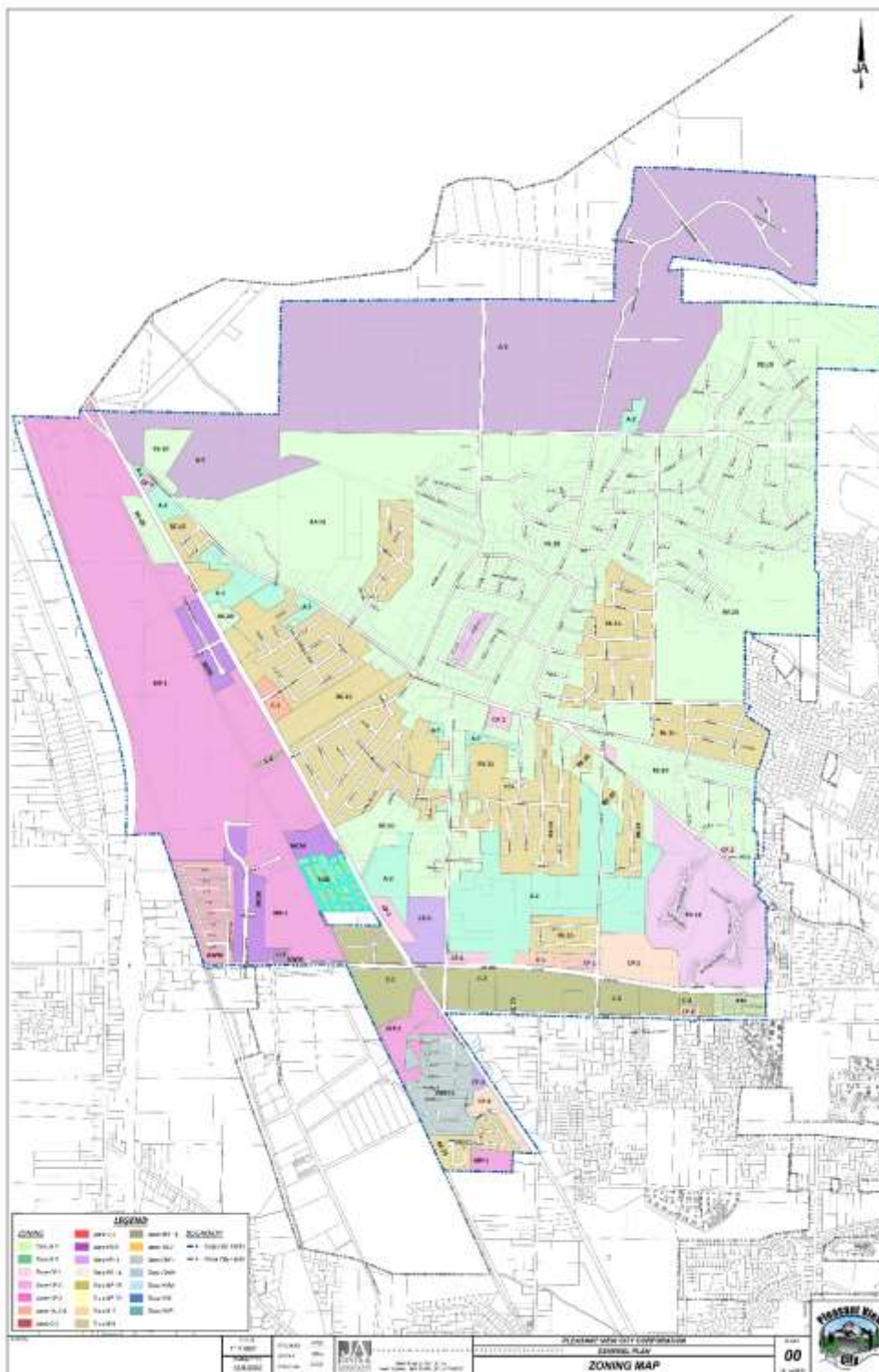
amabey@pleasantviewcity.com

801-782-8529

ATTACHMENTS

1. Zoning Map

Zoning Text Amendment – Carwashes – Nov. 3, 2022





Planning Commission Staff Report

Zoning Allowances for Planned Manufacturing (MP-1 Zone)

Proposed Zone Text Amendment

November 3, 2022

BASIC INFORMATION

Applicant:

City Administration

PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider a zoning text amendment to disallow housing in the Planned Manufacturing Zone (MP-1). This is being proposed as a clean-up item and is in alignment with the City's General Plan.

The Planning Commission will provide a recommendation for the City Council to consider. If the Planning Commission recommends approval of this zoning text amendment, an ordinance will be drafted for the City Council to consider reflecting this. If denial is recommended, the City Council will consider the Planning Commission's recommendation of denial.

STAFF CONTACT

Amy Mabey, MPA

amabey@pleasantviewcity.com

801-782-8529

ATTACHMENTS

1. Zoning Map

ATTACHMENT 1) Zoning Map

