



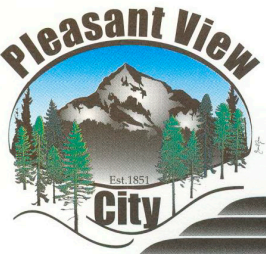
Pleasant View
City Council

Proposed General Plan Amendment Amending
the Master Streets Map

12-12-2023

Pleasant View City

Background



520 W. Elberta Dr.
Pleasant View, Ut 84414
Main Office (801) 782-8529
Police Dept. (801) 782-6736

July 19, 2022

Casey Adragna
Principal Architect
Cell 719.351.4918
cadragna@adragnaarch.com

RE: Bear Mountain Accessories Site Proposal
Pleasant View

To whom it may concern:

The city met with Bear Mountain Accessories team on July 13th, 2022, at a DRC meeting to discuss two site concept options for the new industrial/warehouse building at approximately 3885 US-89. This proposal largely meets the zoning site development standards. Staff recommends moving forward with Option 1 design.

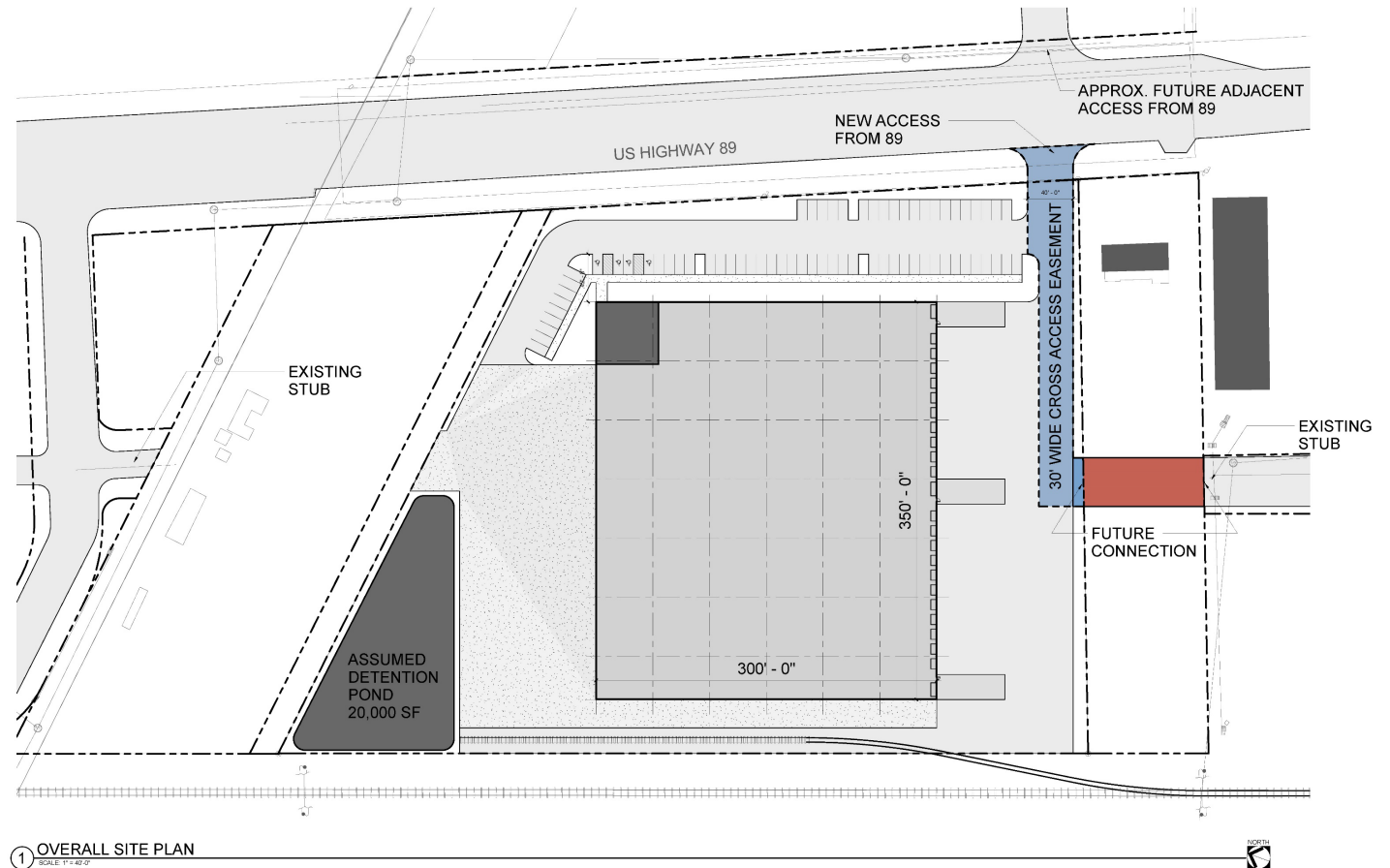
Staff stated the city supports the 30' wide cross access easement for access shown on Option 1 Site Plan (see attached), however the applicant will need to finalize this plan and submit an official recorded agreement to the city. The project requires a LID and detention basin. The applicant will need to work with Bona Vista for secondary water supply.

The applicant will need to work with UTA regarding the future for the rail line which goes through this site on their master plan.

Please contact our offices (801-827-0466) if you have any questions regarding this request.

Sincerely,

Amber Corbridge
Planning and Zoning Administrator

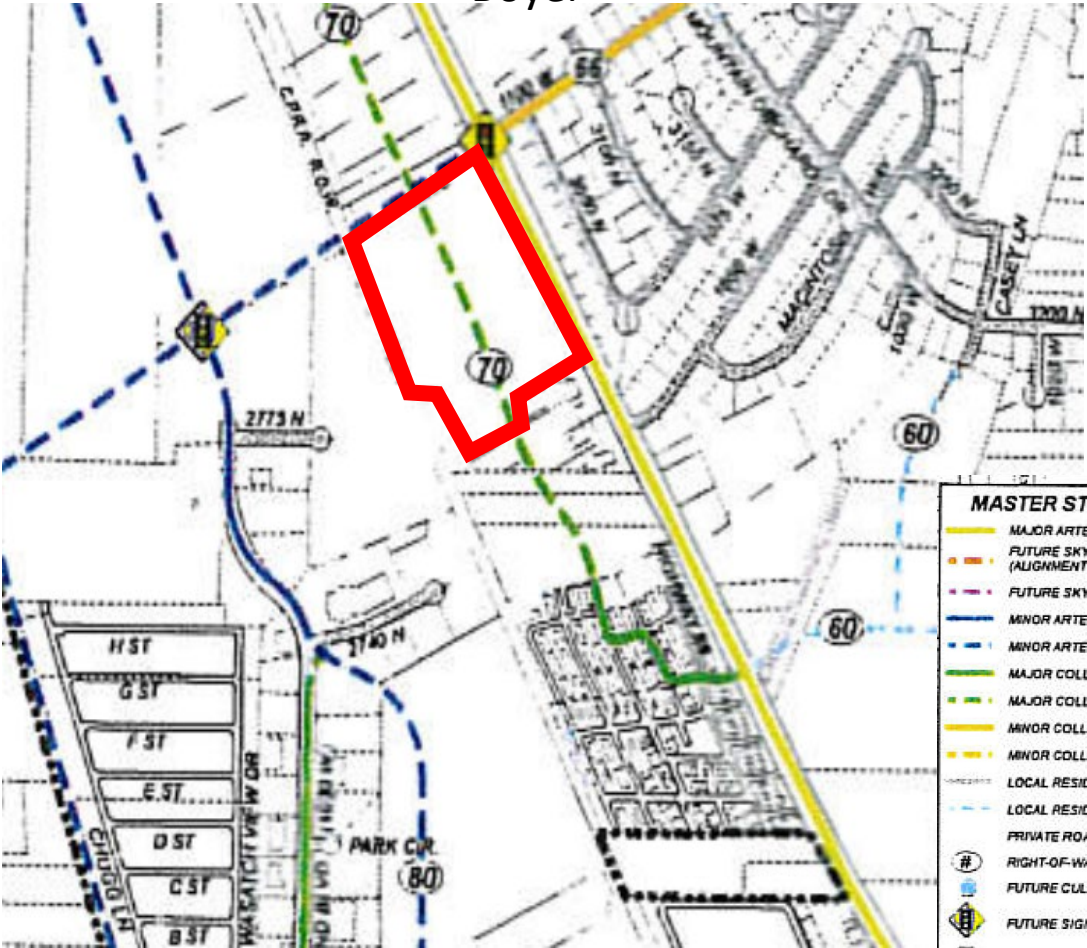


Context Aerial



2017 Master Street Map

Boyer



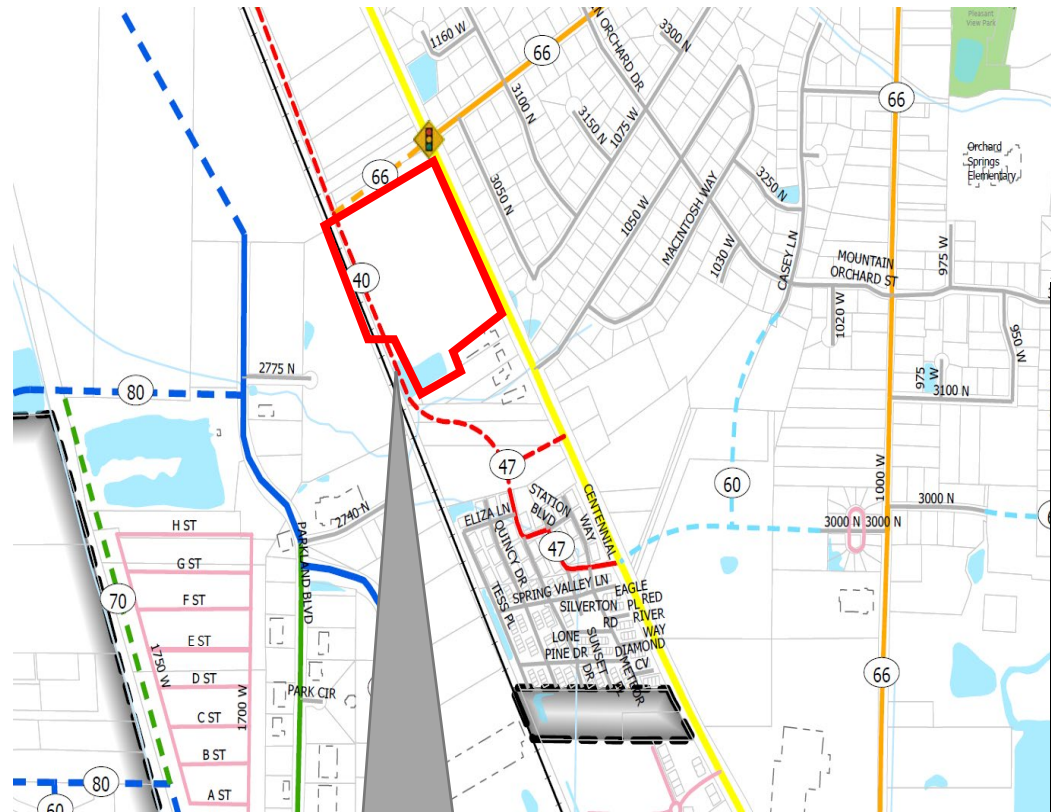
MASTER STREET MAP LEGEND	
	MAJOR ARTERIAL (I-15, US-89, SR-134/2700 N)
	FUTURE SKYLINE DRIVE - MINOR ARTERIAL (ALIGNMENT ILLUSTRATIVE ONLY)
	FUTURE SKYLINE DRIVE INTERCHANGE
	MINOR ARTERIAL
	MINOR ARTERIAL (FUTURE)
	MAJOR COLLECTOR
	MAJOR COLLECTOR (FUTURE)
	MINOR COLLECTOR
	MINOR COLLECTOR (FUTURE)
	LOCAL RESIDENTIAL
	LOCAL RESIDENTIAL (FUTURE)
	PRIVATE ROAD
	RIGHT-OF-WAY
	FUTURE CUL-DE-SAC
	FUTURE SIGNALIZED INTERSECTION
	EXISTING SIGNALIZED INTERSECTION
	SKYLINE DRIVE FUTURE GRADE
	SEPARATED RAILROAD CROSSING
	EXISTING FARM ACCESS RAILROAD CROSSING
	EXISTING SIGNALIZED RAILROAD CROSSING

CARO



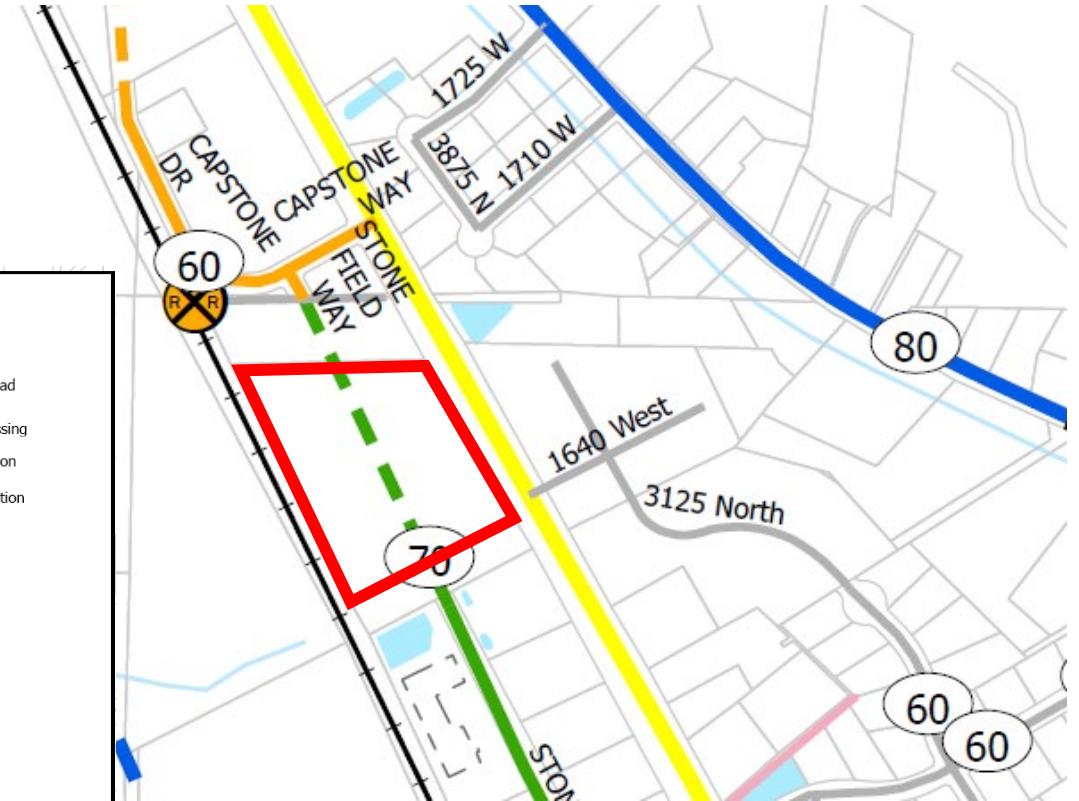
2023 Master Street Map

Boyer



Marginal Road (Future)

CARO



- # Legend
-  Roundabout (Future)
 -  Railroad Crossing (Future)
 -  Existing Farm Access Railroad Crossing
 -  Existing Road Railroad Crossing
 -  Future Signalized Intersection
 -  Existing Signalized Intersection
 -  Railroad
 -  Major Arterial
 -  Minor Arterial
 -  Minor Arterial (Future)
 -  Major Collector
 -  Major Collector (Future)
 -  Minor Collector
 -  Minor Collector (Future)
 -  Marginal Road
 -  Marginal Road (Future)
 -  Local Road
 -  Local Road (Future)
 -  Private
 -  Private (Future)
 -  Streams
 -  Detention Basin
 -  Pleasant View City Parcels
 -  Weber County Parcels
 -  Pleasant View City Boundary
-  ##

Right-of-Way Width
-  ###

Special Condition

V. Projected Traffic

A. Trip Generation

Trip generation for the site was done using The Institute of Transportation Engineers (ITE) *Trip Generation* (10th Edition) handbook. The Bear Mountain Accessories site is planned to include 105,000 sf of manufacturing space and is projected to generate 65 AM and 70 PM peak hour trips and 413 daily trips. The trip generation for the site is shown in Table 3.

Table 3: Trip Generation for Site

Land Use Type	Density (units)	Land Use #	Trip Rate	Trips (veh/hr)	% In	% Out	Trips In (veh/hr)	Trips Out (veh/hr)
AM								
Manufacturing	105,000 sf	140	0.62	65	77%	23%	50	15
PM								
Manufacturing	105,000 sf	140	0.67	70	31%	69%	22	48
Daily								
Manufacturing	105,000 sf	140	3.93	413				

Exactions -

- Imposed by government on development
- Roads & Dedications are a primary type of exaction
- Constitutionally based and overrides any local ordinance.
- Codified in Utah Code § 10-9a-508(1)
 - (1) A municipality may impose an exaction or exactions on development proposed in a land use application, including, subject to Subsection (3), an exaction for a water interest, if:
 - (a) an essential link exists between a legitimate governmental interest and each exaction; and
 - (b) each exaction is roughly proportionate, both in nature and extent, to the impact of the proposed development.

Two Part Test -

1) Essential Nexus

- a) Essential link between government interest and exaction – Nollan v. California Coastal Commission

No nexus here because City's interest in connectivity is not be furthered.

2) Rough Proportionality

- a) Resolves a problem created by the development – B.A.M
- b) Burden on the City to quantify that the exaction will offset the development impact – B.A.M.

No evidence has been provided that the exaction is needed based on the development and/or that it is proportionate to development.

CARO Context Aerial

Approved Rail Spur

205'

CARO

Approved UDOT Access

105'

70' ROW

Approx 46' asphalt

W Pleasant View Dr

Capstone Way

Union Pacific Railroad

Highway 89

Highway 39

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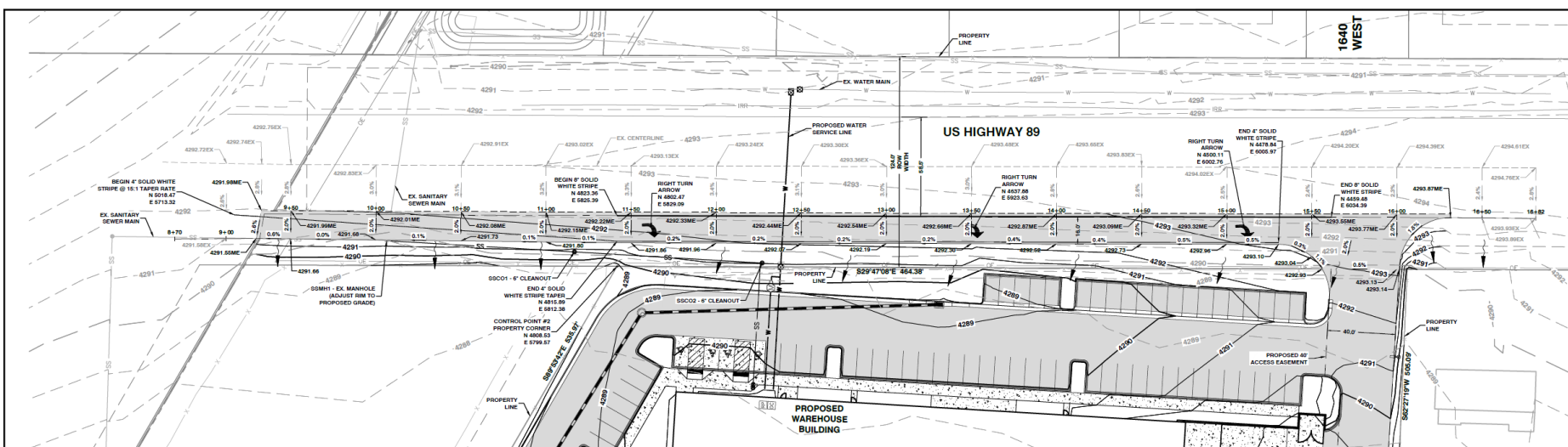
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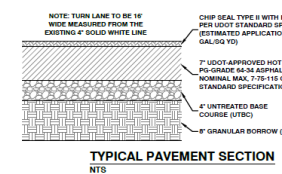
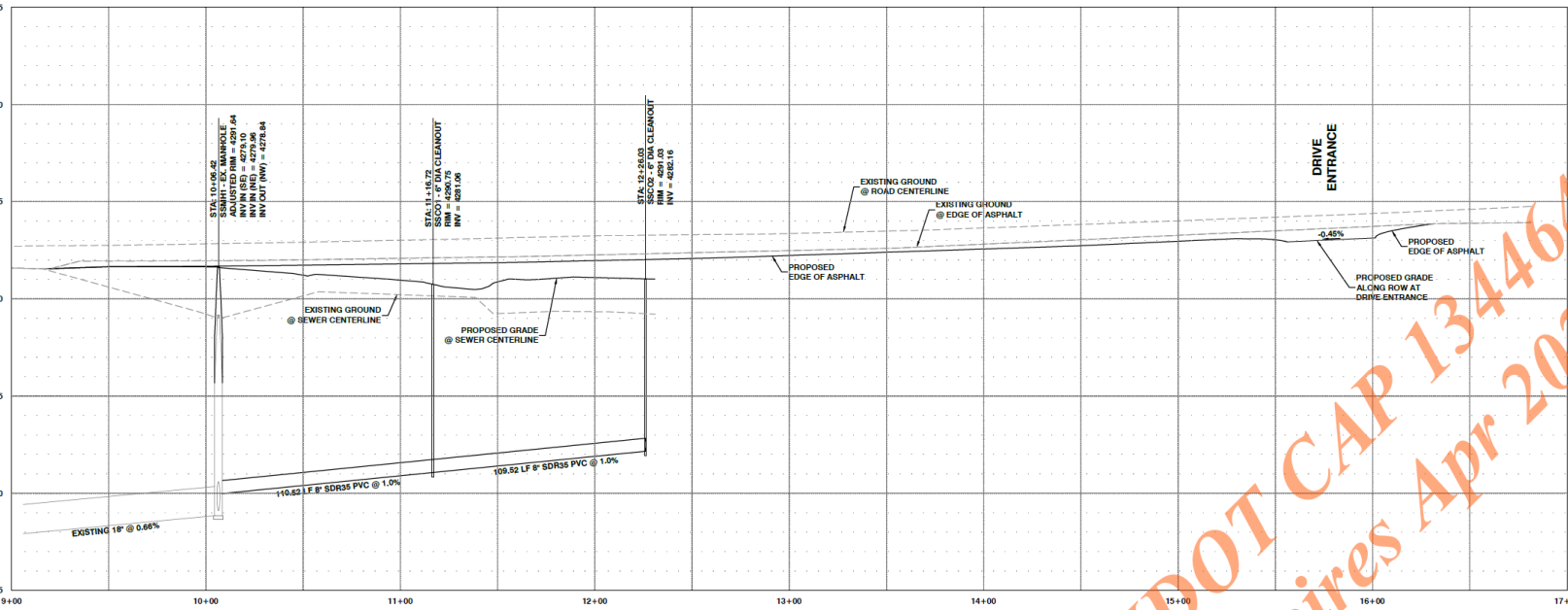
NOTE:
1. TURN LANE TO BE 16' WIDE (MINIMUM) MEASURED FROM EXISTING 4" SOLID WHITE LINE

STRIPING NOTES:
1. STRIPING AND TURN ARROWS SHALL BE WHITE PRE-FORMED THERMO PLASTIC.
2. TAPER SHALL BE 15:1 TO PROVIDE A 180 FT. GAP TO ENTER THE TURN LANE.
3. TURN ARROWS SHALL BE PLACED 20' FROM EACH END AND ONE IN CENTER OF STRIPED TURN LANE.

ABBREVIATION LEGEND:
ME MATCH EXISTING
EX EXISTING GROUND
FFE FINISHED FLOOR ELEVATION
TOS TOP OF STEP
BOS BOTTOM OF STEP
FL FLOWLINE
FG FINISHED GRADE
GB GRADE BREAK
HP HIGH POINT
LP LOW POINT
TOW TOP OF WALL
BOW BOTTOM OF WALL
DS DOWNSPOUT
INV INVERT ELEVATION
TOC TOP OF CURB/TOP OF CONCRETE

BENCHMARK:
WEST QUARTER CORNER SECTION 24, T7N, R2W S.1/4, S.1/4, S.1/4 (TOP OF BRASS CAP) ELEV. = 4278.554

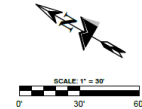
BASIS OF BEARINGS:
THE BASIS OF BEARING IS SOUTH 0°14'12" WEST BETWEEN THE FOUND MONUMENTS AT THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MICHIGAN. THE SURVEY CONTROL WAS ESTABLISHED WITH GPS FROM THE UTAH STATE SURVEY SYSTEM. THE GPS DATA WAS MEASURED ON THE UTAH STATE PLANE CENTRAL UTM NAD83 SYSTEM AND WAS THEN PROJECTED TO A LOCAL GRID SYSTEM FOR THIS SURVEY.



LEGEND:
PROPERTY BOUNDARY
PROPOSED EASEMENT
PROPOSED SLOPE ELEVATION
PROPOSED SPOT
FLOW DIRECTION
PROPOSED ASPHALT PAVEMENT
EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS
PROPOSED MAJOR CONTOURS
PROPOSED MINOR CONTOURS
PROPOSED SAWCUT
PROPOSED SANITARY SEWER
PROPOSED WATER SERVICE
EXISTING STORM PIPE & MANHOLE
PROPOSED STORM PIPE W/ INLET
EXISTING OVERHEAD POWER LINE
EXISTING SANITARY SEWER LINE
EXISTING STORM SEWER LINE
EXISTING POWER LINE
EXISTING TELEPHONE LINE
EXISTING POWER POLE
EXISTING GUY WIRE
EXISTING LIGHT POLE

UDOT CAP 134464 Expires Apr 2024

CALL UTILITY NOTIFICATION CENTER OF UTAH
1-800-662-4111

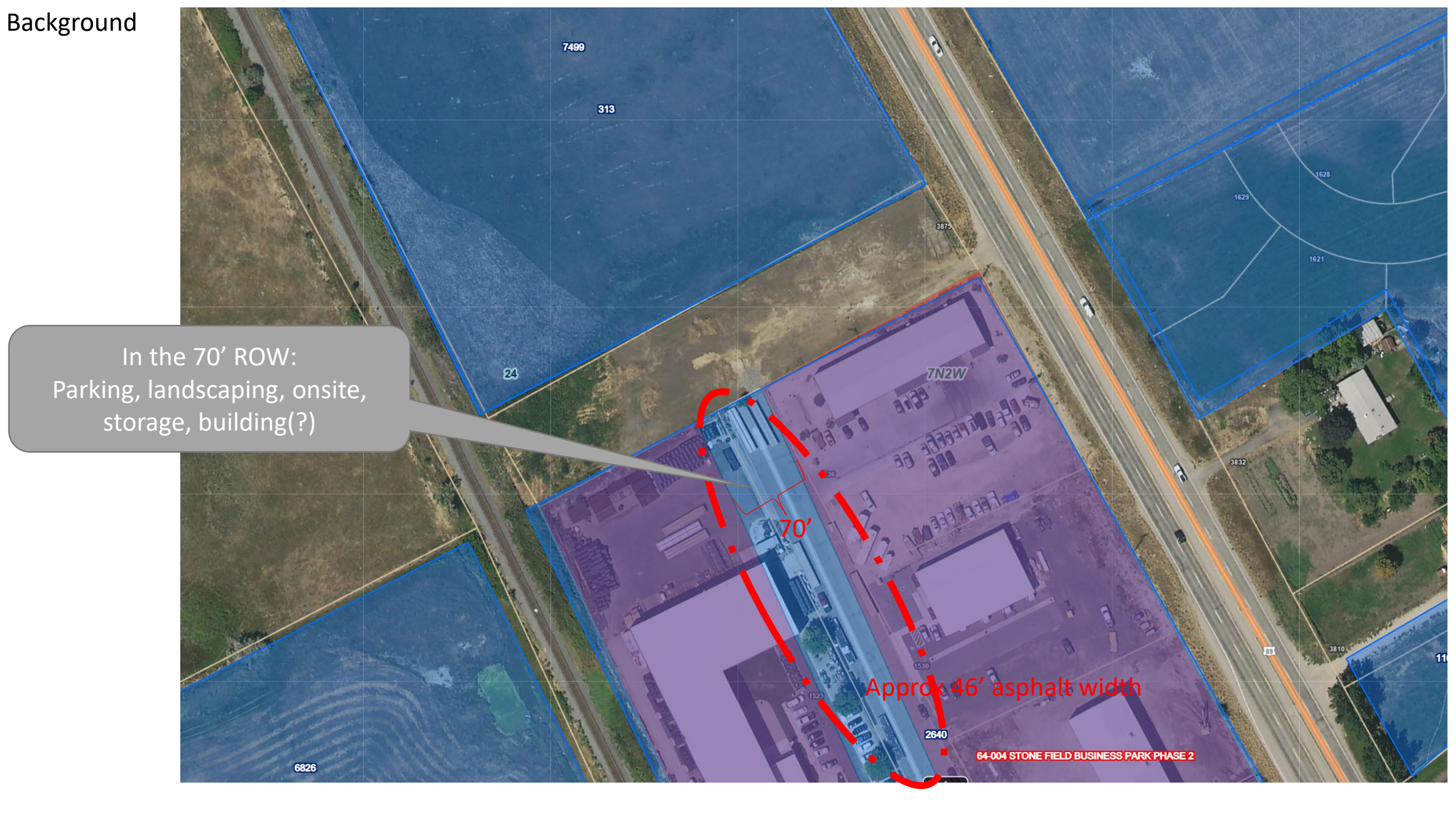


PRELIMINARY
NOT FOR
CONSTRUCTION

REVISION #	DESCRIPTION	DATE	DESIGNED BY	REVIEWED BY
1	ADDRESS BOOK COMMENTS	3/14/2023	PCW	PCW
2				
3				
4				
5				
6				
7				

PROJECT NAME & LOCATION:
BEAR MOUNTAIN ACCESSORIES
PLEASANT VIEW CITY, UTAH
OWNER:
BEAR MOUNTAIN ACCESSORIES
DRAWING NAME:
ROAD PLAN & PROFILE

PROJECT #: 22-032
DATE: 3/24/23
SHEET NUMBER: C4.1
10 OF 12



Background

In the 70' ROW:
Parking, landscaping, onsite,
storage, building(?)