



# Pleasant View Planning Commission

## Meeting Agenda

July 11, 2024

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 David Gossner*)
- b. Declaration of Conflicts of Interest.

6:10 P.M. 2. **Administrative Items**

- a. Consideration of a Site Plan and Conditional Use Permit for a fast-food establishment located at approximately 2700 North and Rulon White Boulevard.  
(*City Administrator, Amy Mabey*)
- b. Consideration of a Site Plan for a secured parking area structure located at 1525 West Stonefield Way. (*City Administrator, Amy Mabey*)

6:30 P.M. 3. **Legislative Items**

- a. Consideration of a General Plan Amendment to modify the Future Land Use Map and the future designation of approximately 28 acres of land, on the west corner of 2700 North and US Highway 89, from General Commercial to Mixed Use. (*City Administrator, Amy Mabey*)
- b. Consideration of a General Plan Amendment to modify the Future Land Use Map and the future designation of approximately 9 acres of land, on the west side of US Highway 89 and near 4500 north, from Employment/Business Park to High Density Residential. (*City Administrator, Amy Mabey*)

6:45 P.M. 4. **Remarks from Commissioners and/or Staff**

7:00 P.M. 5. **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. in Pleasant View City, Utah, 84414 on **Thursday, July 11, 2024, at 6:00 PM.***

*Notice posted on July 8, 2024 – Tammy Eveson, Planner I*

*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

AGENDA  
ITEM  
#2a

## Chick-fil-A Pleasant View City | Site Plan and Conditional Use Permit

July 11, 2024

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### BASIC INFORMATION

<b>Application Number:</b>	SCU 24.02
<b>Applicant:</b>	Kevin Watson
<b>Owner:</b>	David Chugg
<b>Acreage:</b>	1.85
<b>Lots:</b>	1
<b>Location:</b>	1496 W 2700 N
<b>Current Zoning District:</b>	<b>C-2 Commercial</b>

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### REVIEW AND ANALYSIS

The City Staff has reviewed the application materials submitted with the site plan and conditional use permit for the Chick-fil-A project. The review included assessment of the following standards:

1. Site Plan
  - a. **Setback Standards.** This proposed site plan was found to meet the setback requirements included in the C-2 Commercial Zone.
  - b. **Screening.** There is no screening requirement for residential zones and uses as there are no adjacent properties. Staff does, however, recommend that screening is provided for mechanical equipment in compliance with code requirements. The dumpster is properly located and enclosed within the plans provided and is not located in the required setback.
  - c. **Culinary and Secondary Water.** The site currently has access to culinary water through Bona Vista Water. However, a will-serve for secondary water will be required and landscaping on site may need to be adjusted to meet the requirements of the secondary water provider.
  - d. **Parking.** The number of parking stalls on site are determined sufficient and meet the size requirements in code for proper stalls. For restaurants, these are required for ten per 1,000 square feet of gross floor area plus ½ spaces for each employee on the highest employment shift. The total building square footage for this site is 4,006, thus requiring a total number of 53 traditional stalls. The site plan include 65 traditional stalls. The site also includes required Americans with Disability Act (ADA) parking areas, three stalls, and proper access.

- e. **Lighting.** The site includes lighting for the parking area which is a requirement for any lot over ten spaces in size.
  - f. **Landscaping.** The proposed site plan meets requirements for min. of 15% required by City Code, as this is currently proposed at 24.4% (Shrub and Groundcover 17,377 and Turf Area 2,273 – with a total Landscape area 19,650. The ability to install this landscaping plan will require approval from Bona Vista Water and may need to be adjusted in order to meet their standards and requirements. Lots with over 25 spaces are required to include at least fifteen percent internal landscaping which shall include trees. Landscaped areas adjacent to streets and parking are also required to include a 2.5 foot berm to reduce the visual impact of the parked cars, with the developer installing a hedge to meet the berm requirement.
2. **Conditional Use Permit.** Fast food establishments are currently allowed as a conditional use in the C-2 Zone.
- a. Pleasant View Code § 18.27.060 PERMITTED AND CONDITIONAL USES.
    - A. A permitted use is a use by right in the zone and shall be allowed as long as it meets city standards as specified in the zoning ordinance. A site plan review is required with the planning commission but public notification is not required.
    - B. A conditional use is a use that may only be appropriate if additional conditions beyond the standard requirements in this zoning ordinance are applied. A conditional use may be denied if the planning commission finds that it can not meet the standards of the zoning ordinance or cannot apply reasonable conditions to improve compatibility or that the use is not necessary or desirable at that particular location as per Chapter 18.54. A conditional use requires a public hearing with the planning commission.

## RECOMMENDATION

Staff recommend **approval** of the proposed site plan along with conditions listed below:

### Conditions:

- 1) Secondary Water Will-Serve from Bona Vista Water. If landscaping is adjusted, the Development Review Committee will review and verify compliance with City Code.
- 2) Long-Term Storm Water Management Agreement signed and turned into the City.
- 3) UDOT approval of changes to existing driveways with documentation provided to the City.
- 4) Provide and verify number of employees meets requirements for number of stalls within City Code.
- 5) Proper screening of mechanical equipment to reduce noise and visual impacts.
- 6) Copy of Geotechnical Report needed.

### Findings:

- 1) All requirements of the Fire Chief are met.
- 2) All requirements as stated in Title 18 of the Planning View City Code are met.
- 3) All other local and State requirements are met and maintained.



**ATTACHMENT 2) Application Information**

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

**PROJECT NAME:** Chick-fil-A Pleasant View City  
**LOCATION:** 1496 W 2700 N **PARCEL ID #:** 19390002  
**ACREAGE:** 1.85  
**CURRENT USE:** Automotive Shop  
**PROPOSED USE** Chick-fil-A quick service restaurant with drive-through

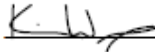
**PROPERTY OWNER(S):**  
**NAME:** ULTIM8VBC LLC, David Chugg **PHONE:** 801-420-8814 **FAX:** \_\_\_\_\_  
**ADDRESS:** 416 N Washington Blvd, Ogden, UT 84404 **EMAIL:** chuggerd@gmail.com

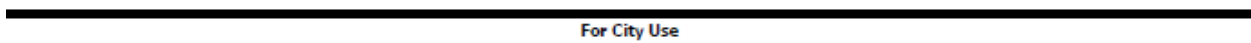
**APPLICANT/AGENT:**  
**NAME:** Kevin Watson **PHONE:** 530-363-5735 **FAX:** \_\_\_\_\_  
**ADDRESS:** PO Box 270571, San Diego, CA 92198 **EMAIL:** kwatson@4gdev.com

**SURVEYOR:**  
**NAME:** Amos R. Wilson **PHONE:** \_\_\_\_\_ **FAX:** \_\_\_\_\_  
**ADDRESS:** 14867 S Echo Canyon Ln., Bluffdale, UT **EMAIL:** Amos@aeGISlandsurveying.com

**ENGINEER:**  
**NAME:** Casey Holderfield **PHONE:** 702-786-1840 **FAX:** \_\_\_\_\_  
**ADDRESS:** 6671 Las Vegas Blvd, South, Ste. 320, Las Vegas NV 89119 **EMAIL:** casey.holderfield@kimley-horn.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** as stated in section 17.02.100 of the subdivision ordinance.

 3/27/24  
Signature of Applicant/Agent Date



For City Use

**FEES (due at time of application)**

7-720	Accounts Receivable Deposit:	\$1,000.00	
7-713	Application Fee:	\$ 250.00	
<b>TOTAL FEES:</b>		<b>\$ _____</b>	<b>Date Paid:</b> _____

*Form Date: August 2023*

# Affidavit

## Property Owner

I (we) Utah VRBC, LLC, David Chugg (please print) certify that I (we) am (are) the Owner(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.

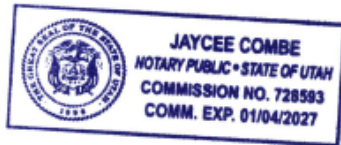
Signature of Property Owner(s) [Signature]

State of: UT ) §  
County of: Weber )

Subscribed and sworn to before me on this 14<sup>th</sup> of June, in the year 20 24, that David chugg appeared before me and, having duly sworn by me, stated that the contents of the foregoing application are true and complete, and signed the application in my presence.

[Signature]  
Notary Public

Notary Seal



## Agent Authorization

I (we) \_\_\_\_\_ (please print), the owner(s) of the real property identified in this application, do authorize as my (our) agent(s) Kevin Watson, Dillon Merchant, 4G Development & Consulting (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.

Signature of Property Owner(s) \_\_\_\_\_

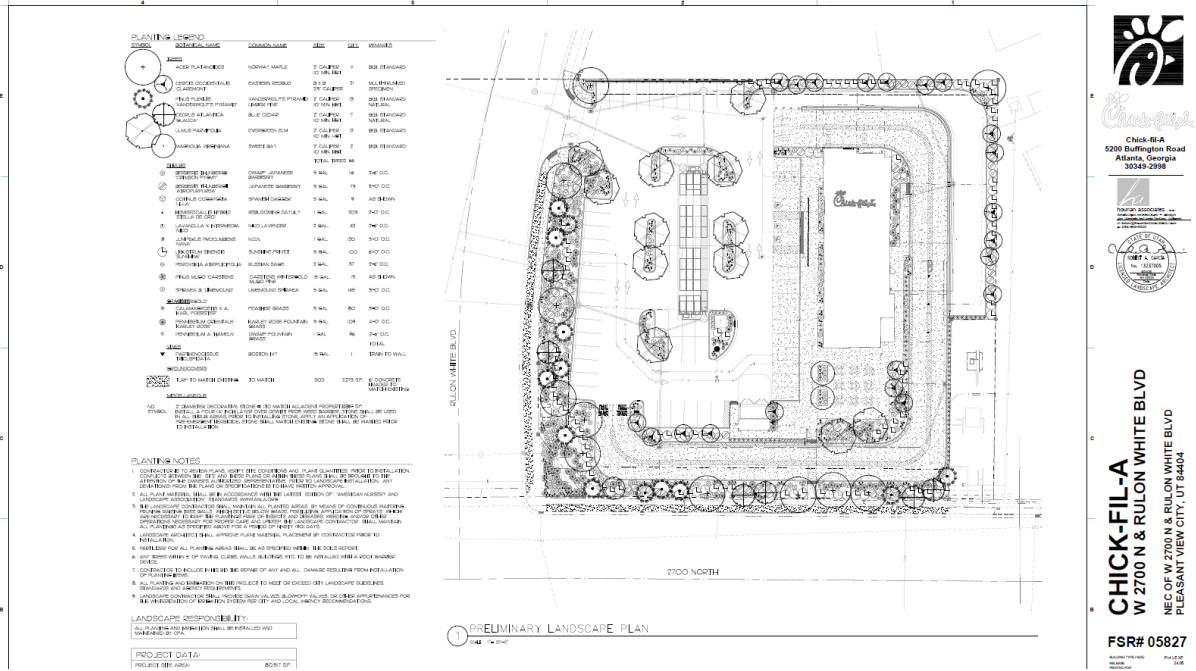
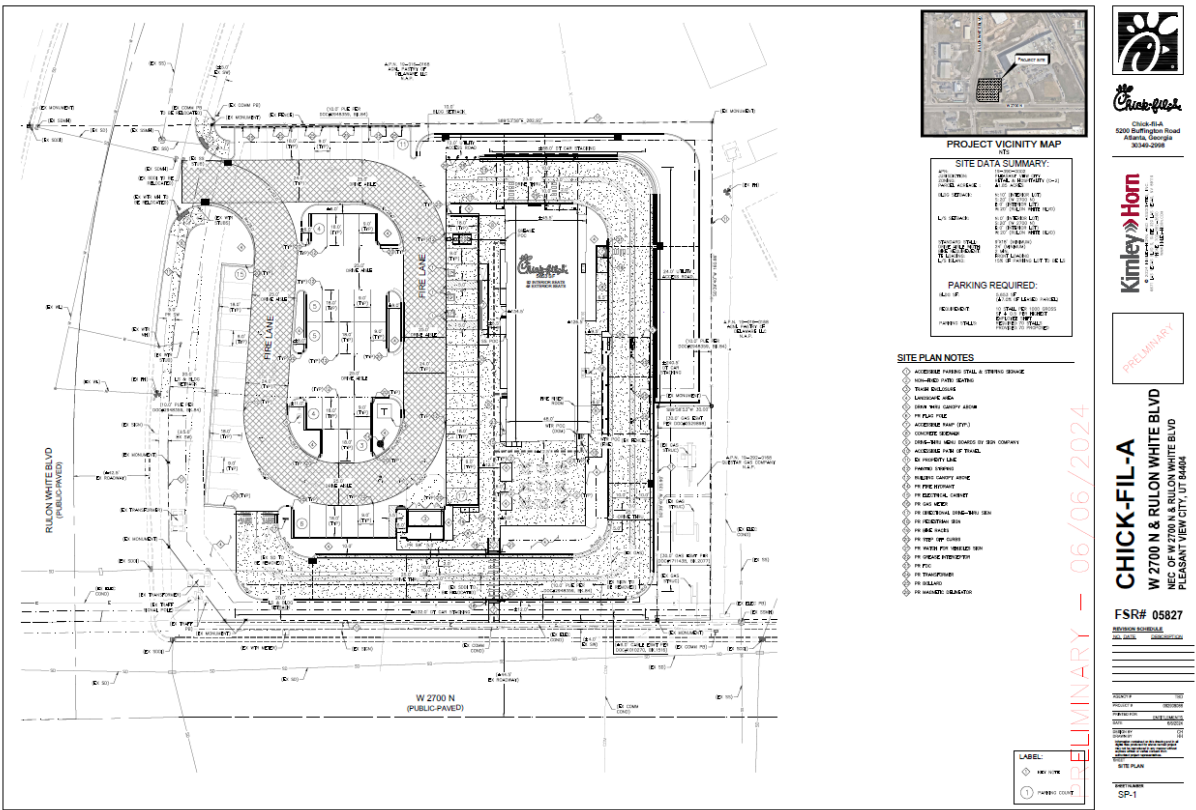
State of: \_\_\_\_\_ ) §  
County of: \_\_\_\_\_ )

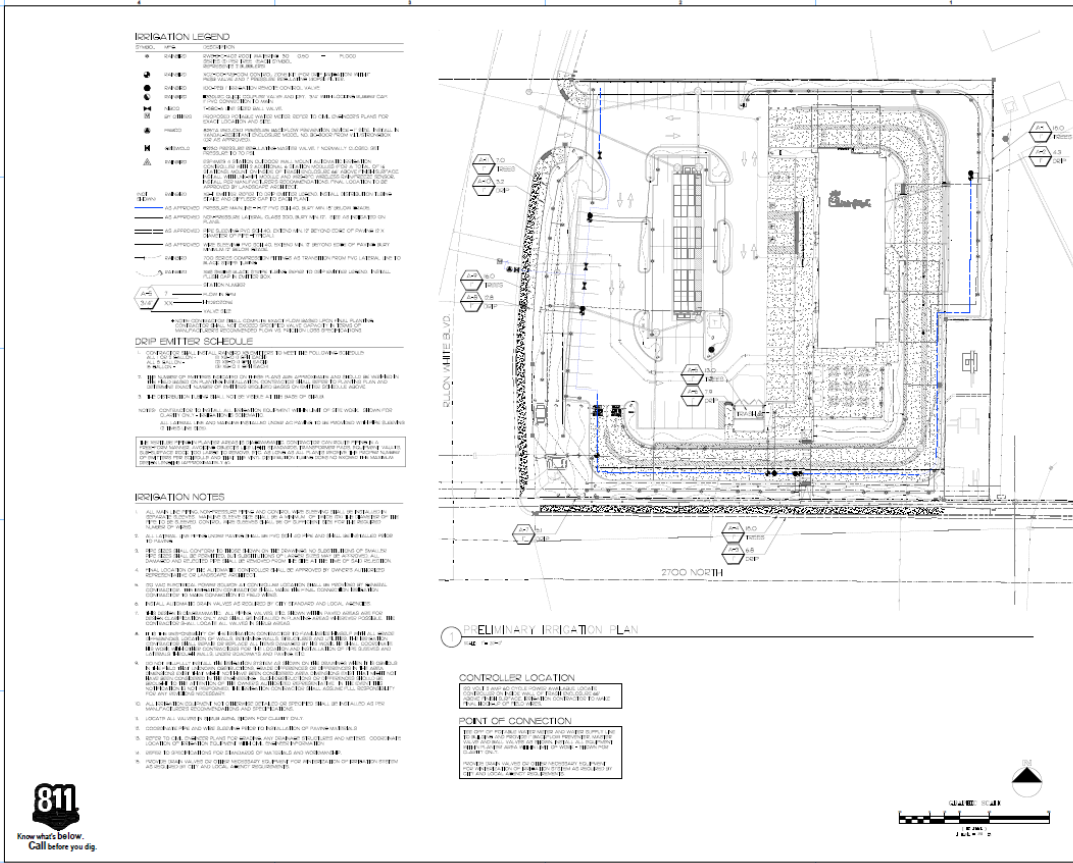
Subscribed and sworn to before me on this \_\_\_\_\_ of \_\_\_\_\_, in the year 20\_\_\_\_, that \_\_\_\_\_ appeared before me and, having duly sworn by me, stated that the contents of the foregoing application are true and complete, and signed the application in my presence.

\_\_\_\_\_  
Notary Public

Notary Seal

# ATTACHMENT 3) Landscaping, Site and Submitted Plans



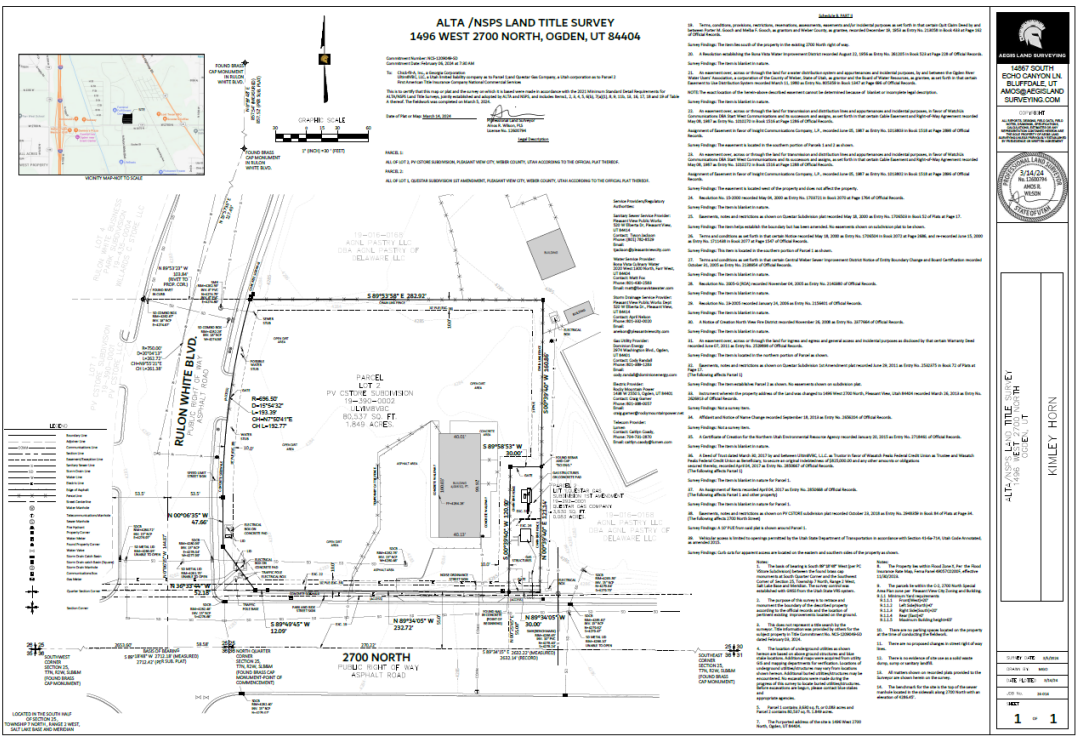
**CHICK-FIL-A**  
 W 2700 N & RULON WHITE BLVD  
 PLEASANT VIEW CITY, UT 84104

**FRS# 05827**

**PROFESSIONAL ENGINEER**  
 CHAD A. KIMLEY  
 No. 22189  
 State of Utah

**PROJECT**  
 PRELIMINARY IRRIGATION PLAN

**L2.0**



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**ATTACHMENT 4)** Letter from North View Fire



315 East 2550 North  
North Ogden, UT 84414  
(801) 782-8159

Deputy Chief Ryan Barker

June 26, 2024

RE: Chick-fil-A

As the Authority Having Jurisdiction (AHJ), I have reviewed the site plans and construction plans for the Chick-fil-A located at approx. 2700 North Rulon White Blvd. Pleasant View, UT. Based on the International Fire Code 2021 edition, the following designs to the plans are acceptable:

1. Fire hydrants are acceptable as designed.
2. Fire Department access is acceptable as designed.
3. I have spoken with Dana Schuler about the dedicated fire line and agree that it is acceptable if Bona Vista water would approve the fire line tying into the existing fire hydrant line.

Every effort has been made to provide a complete and thorough review of these plans. However, nothing in this review is intended to relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards.

Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.

*Ryan Barker*

Ryan Barker  
Fire Marshal  
North View Fire District

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**ATTACHMENT 5) Engineering Review**



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**MEMORANDUM**

To: Pleasant View City

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

RE: Site Plan Review  
Chick-fil-A (2700 N at Rulon White Blvd.)

Date: June 26, 2024

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Our office has completed a review of the submittal received by us on June 24, 2024.

**SITE PLAN REVIEW**

For the purposes of the site plan submittal review, we offer the following comments:

1. See attached files for additional comments.
2. Please provide a copy of the geotechnical report.
3. Storm Water/Low Impact Development
  - a. Provide update/revised storm water detention calculations to meet [City Standards](#). See comments on submitted report.
  - b. Provide Storm Water Quality Report – LID and retention must be evaluated and implemented.
    - i. Please use State's template: [Storm Water Quality Report Template](#)
    - ii. Pleasant View 80<sup>th</sup> percentile storm: 0.48"
    - iii. See [Guide to Low Impact Development within Utah Manual](#) for more information.
  - c. Detention volume should be revised after retention is evaluated and quantified, if applicable. (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. Template is attached.
  - f. A Class V injection well permit is required for the dry wells and subsurface fluid distribution systems, if applicable.
4. Where is the business sign proposed?
  5. All engineered plans and reports must be signed and sealed when submitted to the City.
  6. Provide Bona Vista Water Improvement District plan approval.

No work may commence on the site until:

1. Plans are "blue-stamped";
2. A preconstruction meeting is held;
3. Pleasant View City Storm Water Construction Activity Permit application, complete with SWPPP and NOI, is submitted; and
4. Pleasant View City Storm Sewer Connection Permit application is submitted.

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

Attachments: Preliminary Improvement Plans with comments  
Preliminary Landscape Plan with comments  
Drainage Study with comments  
Photometric Plan with comments  
Long-term storm water management agreement template

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

**PROJECT NAME:** WSR PARKING SECURE AREA

**LOCATION:** 1525 W STONEFIELD WAY **PARCEL ID #:** \_\_\_\_\_  
PLEASANT VIEW UTAH 84404

**ACREAGE:** 2 ACRES

**CURRENT USE:** REBAR FABRICATION

**PROPOSED USE** PARKING OF FORKLIFTS ETC SECURE AREA.

**PROPERTY OWNER(S):**

**NAME:** 1525 W LLC **PHONE:** 435-313-6620 **FAX:** \_\_\_\_\_

**ADDRESS:** 1525 W Stonefield Way **EMAIL:** MBC@wsrebar.com  
Pleasant View, UT 84404

**APPLICANT/AGENT:**

**NAME:** Miriah Bodily **PHONE:** 435-313-6620 **FAX:** \_\_\_\_\_

**ADDRESS:** 7983 S. 925 W. Hillard UT 84340 **EMAIL:** mb@rockymtnrebar.com

**SURVEYOR:**

**NAME:** \_\_\_\_\_ **PHONE:** \_\_\_\_\_ **FAX:** \_\_\_\_\_

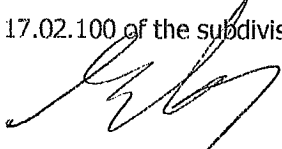
**ADDRESS:** \_\_\_\_\_ **EMAIL:** \_\_\_\_\_

**ENGINEER:**

**NAME:** \_\_\_\_\_ **PHONE:** \_\_\_\_\_ **FAX:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_ **EMAIL:** \_\_\_\_\_

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** as stated in section 17.02.100 of the subdivision ordinance.

 John J. [Signature] 4-25-2024  
Signature of Applicant/Agent Date


For City Use

**FEES (due at time of application)**

7-720 Accounts Receivable Deposit: \$1,000.00  
7-713 Application Fee: \$ 250.00

**TOTAL FEES:** \$ 1,250.00

**Date Paid:** 6/12/24  
Form Date: August 2023



# Affidavit

## Property Owner

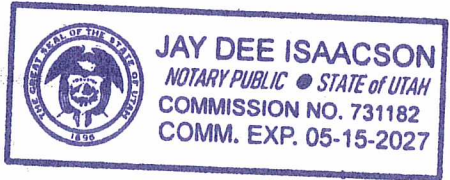
I (we) Mrs. Bodily (please print) certify that I (we) am (are) the Owner(s) of record of the property identified in this application and the statements, drawings, and other exhibits contained herein are in all respects true and correct to the best of my (our) knowledge.

Signature of Property Owner(s) [Signature]

State of: UTAH ) §  
County of: WEBER )

Subscribed and sworn to before me on this 29 of May, in the year 2024, that Mrs. Bodily appeared before me and, having duly sworn by me, stated that the contents of the foregoing application are true and complete, and signed the application in my presence.

[Signature]  
Notary Public



## Agent Authorization

I (we) \_\_\_\_\_ (please print), the owner(s) of the real property identified in this application, do authorize as my (our) agent(s) \_\_\_\_\_ (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.

Signature of Property Owner(s) \_\_\_\_\_

State of: \_\_\_\_\_ ) §  
County of: \_\_\_\_\_ )

Subscribed and sworn to before me on this \_\_\_\_\_ of \_\_\_\_\_, in the year 20\_\_\_\_\_, that \_\_\_\_\_ appeared before me and, having duly sworn by me, stated that the contents of the foregoing application are true and complete, and signed the application in my presence.

\_\_\_\_\_  
Notary Public

Notary Seal



# Planning Commission Staff Report

AGENDA  
ITEM  
#2b

## Western States Rebar (WSR) Secure Parking Area Structure – Site Plan

July 11, 2024

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### BASIC INFORMATION

<b>Application Number:</b>	SPR 24.04
<b>Applicant:</b>	Micah Bodily
<b>Owner:</b>	1525 Stonefield LLC
<b>Acreage:</b>	2.85
<b>Lots:</b>	1
<b>Location:</b>	1525 W Stone Field Way
<b>Current Zoning District:</b>	Manufacturing/Commercial Mix Zone (MCM)

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### PROPOSAL

The applicant is requesting consideration of a site plan to incorporate an additional building on an already functioning industrial/manufacturing site, at approximately 1525 W Stone Field Way in the MCM Zone. This site is on an already approved subdivision lot, with an existing building. The proposed additional building is intended to serve as storage and for a secured parking area for equipment.

Pleasant View City Code § 18.33.070 requires that a site plan be provided for consideration for all permitted and conditional uses.

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### REVIEW AND ANALYSIS

The Planning Commission reviews applications for site plans to be considered for approval:

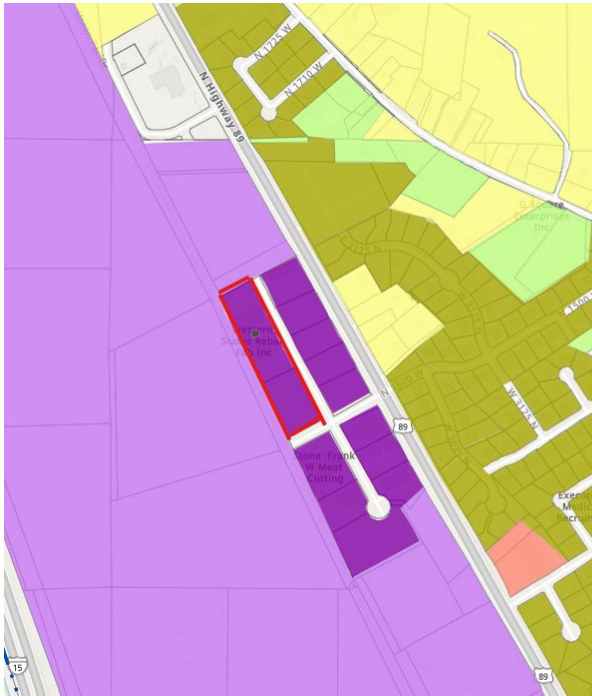
1. Site Plan
  - a. **Setback Standards and Building Standards.** This proposed site plan was found to meet the setback requirements included in the MCM Manufacturing/Commercial Mix Zone. The proposed building meets height standards for this zone.

- b. **Landscaping.** A minimum of 15% of the gross area of the site shall be attractively and permanently landscaped. This new structure does not impede any existing landscaping and retains this requirement. Additionally, secondary water and irrigation systems remain intact.
- c. **Parking.** This proposal does not have any parking requirements as this does not increase or impact the footprint of the number of employees on-site.
- d. **Permitted Use.** This proposed site plan and structure meet the requirements for permitted uses in the MCM zone as an accessory use to the permitted use of manufacturing.

2. Zoning Code for MCM

**18.33.010 Purpose:**

The purpose in the Manufacturing/Commercial Mix (MCM) Zone, is to provide for light manufacturing uses as well as general commercial uses within specified areas of the city. Light manufacturing uses shall be generally defined as those uses having few, if any, impacts beyond their property line. Impacts may include such items as noise, odors, safety, pollution and negative visual appearance as determined by the city.



**Map and Property for Consideration**



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## Staff Recommendation

Staff recommends **approval** of the site plan with the following conditions and corrections:

- Meeting conditions of the City Engineer’s review memo.
- Ensuring fire requirements are met regarding building distances and operations onsite.
- Removal and relocation of any operational equipment and supplies relative to business operations currently located within the sidewalk and city street.
- Addressing screening requirements for outdoor storage, as outlined in Pleasant View Code § 18.33.040(E).
  1. A minimum six foot concrete or masonry wall shall be required in rear or side yards adjacent to residential zones or uses. Where future commercial use or MCM use is contemplated in the Pleasant View General Plan, a waiver or substitute may be requested, and approved, modified or denied by the planning commission.
  2. To reduce noise and visual impacts, all mechanical equipment shall be screened from view.
  3. Dumpsters shall be enclosed on three sides with a solid concrete or masonry wall that architecturally relates to the primary structure and shall be located at least thirty feet from residential zones. No dumpster shall be located in a required setback.
  4. All outside storage shall be screened from view through the use of solid fencing, a minimum of six (6) feet high and shall be an accessory use to the principle use. Fencing and walls shall be made of high quality, durable materials that require minimal maintenance. Slatted chain link fencing is only permitted when not adjacent to public roads and/or rights-of-ways. When fencing is located along the front building setback lines and side yards that face public streets slatted chain link fencing is not permitted, and other solid fencing material is required. Acceptable material includes, but not limited

to tilt-up concrete, masonry block, brick, stone, metal, composite/recycled materials or other manufactured materials or combination of materials commonly used for fencing.

**Public Comment**

*There have been no comments currently.*

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STAFF CONTACT

Tammy Eveson  
teveson@pleasantviewcity.com  
801-782-8529 Ext: 466

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Exhibits

- A) Site Plan & Building Documents

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

PROJECT NAME: WSR PARKING SECURE AREA

LOCATION: 1525 W STONEFIELD WAY PARCEL ID #: \_\_\_\_\_  
PLEASANT VIEW UTAH 84404

ACREAGE: 2 ACRES

CURRENT USE: REBAR FABRICATION

PROPOSED USE PARKING OF FORKLIFTS ETC SECURE AREA.

PROPERTY OWNER(S):

NAME: 1525 W LLC PHONE: 435-313-6620 FAX: \_\_\_\_\_

ADDRESS: 1525 W Stonefield Way EMAIL: MBC@wsrebar.com  
Pleasant View, UT 84404

APPLICANT/AGENT:

NAME: Mitch Bodily PHONE: 435-713-6620 FAX: \_\_\_\_\_

ADDRESS: 783 S. 925 W. Willard UT 84340 EMAIL: mb@rocky mtn rebar.com

SURVEYOR:

NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

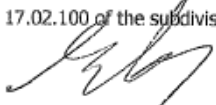
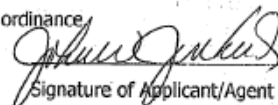
ADDRESS: \_\_\_\_\_ EMAIL: \_\_\_\_\_

ENGINEER:

NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ EMAIL: \_\_\_\_\_

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 as stated in section 17.02.100 of the subdivision ordinance.

  4-25-2024  
Signature of Applicant/Agent Date

For City Use

FEES (due at time of application)

7-720 Accounts Receivable Deposit: \$1,000.00  
7-713 Application Fee: \$ 250.00

TOTAL FEES: \$1,250.00

Date Paid: 6/12/24  
Form Date: August 2023



**Affidavit**

**Property Owner**

I (we) Misciah Bodily (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.

Signature of Property Owner(s) *Misciah Bodily*

State of: UTAH ) §  
County of: WEBER )

Subscribed and sworn to before me on this 29 of May, in the year 2024, that Misciah Bodily appeared before me and, having duly sworn by me, stated that the contents of the foregoing application are true and complete, and signed the application in my presence.

*Jay De Isaacson*  
Notary Public



**Agent Authorization**

I(we) \_\_\_\_\_ (please print), the owner(s) of the real property identified in this application, do authorize as my (our) agents(s) \_\_\_\_\_ (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.

Signature of Property Owner(s) \_\_\_\_\_

State of: \_\_\_\_\_ ) §  
County of: \_\_\_\_\_ )

Subscribed and sworn to before me on this \_\_\_\_\_ of \_\_\_\_\_, in the year 20\_\_\_\_, that \_\_\_\_\_ appeared before me and, having duly sworn by me, stated that the contents of the foregoing application are true and complete, and signed the application in my presence.

\_\_\_\_\_  
Notary Public

Notary Seal







# Planning Commission Staff Report

AGENDA  
ITEMS  
#3a-3b

## General Plan Amendment

July 11, 2024

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### BASIC INFORMATION

**Applicant:** Pleasant View City

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### REVIEW AND ANALYSIS

Pleasant View City is proposing an amendment to the Pleasant View General Plan and modify the Future Land Use Map to include the following adjustments:

- **Proposal 1:** Modifying the future designation of approximately 9 acres of land, on the west side of US Highway 89 and near 4500 north, from Employment/Business Park to High Density Residential; and
- **Proposal 2:** Modifying the future designation of approximately 28 acres of land, on the west corner of 2700 North and US Highway 89, from General Commercial to Mixed Use

Designation	Description
<p><b>Employment/Business Park</b></p>	<p>Employment and Business Park land use designation is a light industrial development that encourages uses such as flex warehousing retail fronts and versatile backs of the building that provide for some light warehousing, corporate headquarters, computer numeric control (CNC) machine shops, high technology support, woodworking shops, or similar types of uses.</p> <p>Employment development encourages cohesively designed business parks. Heavy industrial activities that require excessive (more than 25% of the parcel) outdoor storage or uses are not typically permitted in this type of land use classification.</p> <p>The City's Economic Development Area (EDA) requires additional efforts to solidify circulation and design of the area so that development can occur that will provide the opportunity for additional business growth in the City.</p> <p>Industrial land use designation consists of heavier industrial developments that are typically located on larger parcels of property in which heavier manufacturing, warehousing, and production activities occur. The area within the Employment and Business Park designation that lies west of the railroad tracks, east of Interstate 15, and north of 1500 West may be considered for industrial uses, while the remaining areas shall remain for less intense uses. These parcels should be generously buffered from adjacent nonindustrial uses.</p>

	<p>The areas of the City delineated for Employment and Business Park land uses may carefully consider including heavier industrial uses in circumstances when property is close to railroad spurs and there is enough property to keep a use fully contained on the site. Impacts to neighboring properties from additional noise pollution, visual pollution, or heavy truck traffic must be able to be fully mitigated.</p>
<p><b>High Density Residential</b> 8-14 Dwelling Units Per Acre</p>	<p>High-Density Residential development is located at two locations in the City; namely, the Station at Pleasant View and the Cove. Additional areas of this land use classification will be considered sparingly and only in conjunction with approved Specific Area Plans that are typically mixed-use in nature. This type of development is the urban fabric of the community and also serves as a transition from commercial uses to other medium-density residential uses. Such Specific Area Plans are subject to an amendment to the Future Land Use Map.</p> <p>High-density is not a preferred land use, except in targeted areas that are consistent with the goals of the Land Use and the Housing Elements. Any additional high-density developments in the City must be part of a larger specific area plan and must demonstrate exceptional standards of architecture and construction materials to promote the visual aesthetics of the development, such as design of apartments to appear as large residential homes or other architectural style that compliments the residential feel of the majority of the City. Walk up two- or three-story apartment buildings will be discouraged. High density developments also require access to an arterial street system.</p> <p>In addition, high-density residential is also found in the City's existing mobile home parks. These developments are located off major arterials. One such development is located approximately a quarter of a mile east of Interstate-15 on 2700 North and the other approximately a half of a mile south of 2700 North on US 89.</p>
<p><b>General Commercial</b></p>	<p>General Commercial is medium- to large-scale developments that are located along the City's main arterials. The City's land use classification of General Commercial is for the purposes of increasing the City's limited tax base, proximity shopping for residents, and maximizing property development opportunities for property owners for retail sales, professional office plazas and other non-residential uses that thrive in areas close to freeway access. The changes of these properties to residential or mixed-uses, without a substantial commercial component (meaning at least forty percent or more of any given parcel) will not be encouraged.</p> <p>The City should formally establish minimum design guidelines and architectural standards for these prime commercial sites in the City. Also, the consideration of coordinated cross accesses along the commercial corridors are critical, and will be required as there are only a finite number of access points along these major corridors that will be permitted.</p>

<p><b>Mixed Use</b></p>	<p>Mixed-Use is a land use classification that has both residential and nonresidential components. There must be more than fifty percent non-residential component to any given mixed-use development as determined by overall square footage of the development. Any new mixed-use developments will require approval and adoption of a Specific Area Plan, which will include an amendment to the Future Land Use Map. Specific Area Plans can either be initiated by the City, when appropriate and a need is identified through the periodic General Plan review process, or submitted by an applicant for review, approval and potential adoption, through a Future Land Use Map amendment.</p> <p>The 2700 North Corridor Mixed-Use is a portion of the City that has been identified for the completion of a Specific Area Plan. It extends from US 89 on the east to the City limits on the west, generally north of 2700 North. This portion of the City is anticipated to develop in a manner that will provide opportunities for more regional scale commercial developments, encourage better transportation and circulation in the immediate vicinity so that commercial development is more viable, and provide opportunities for some higher density type housing in the context of a larger area plan which will include the mix of commercial, retail, office space, restaurants, and regional/destination stores and shops.</p>
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These changes are being proposed in compliance with Utah Code Ann. § 10-9a-403(2)(b)(iii) and § 10-9a-408. Pleasant View is working to promote and provide adequate moderate-income housing for its residents through implementation of identified and adopted moderate-income housing strategies. One of the three adopted strategies in the City’s General Plan includes to rezone for densities necessary to facilitate the production of moderate-income housing. This proposed action is being considered in an effort to make meaningful progress in meeting this goal.

**Public Comment**

*There have been no public comments submitted to date.*

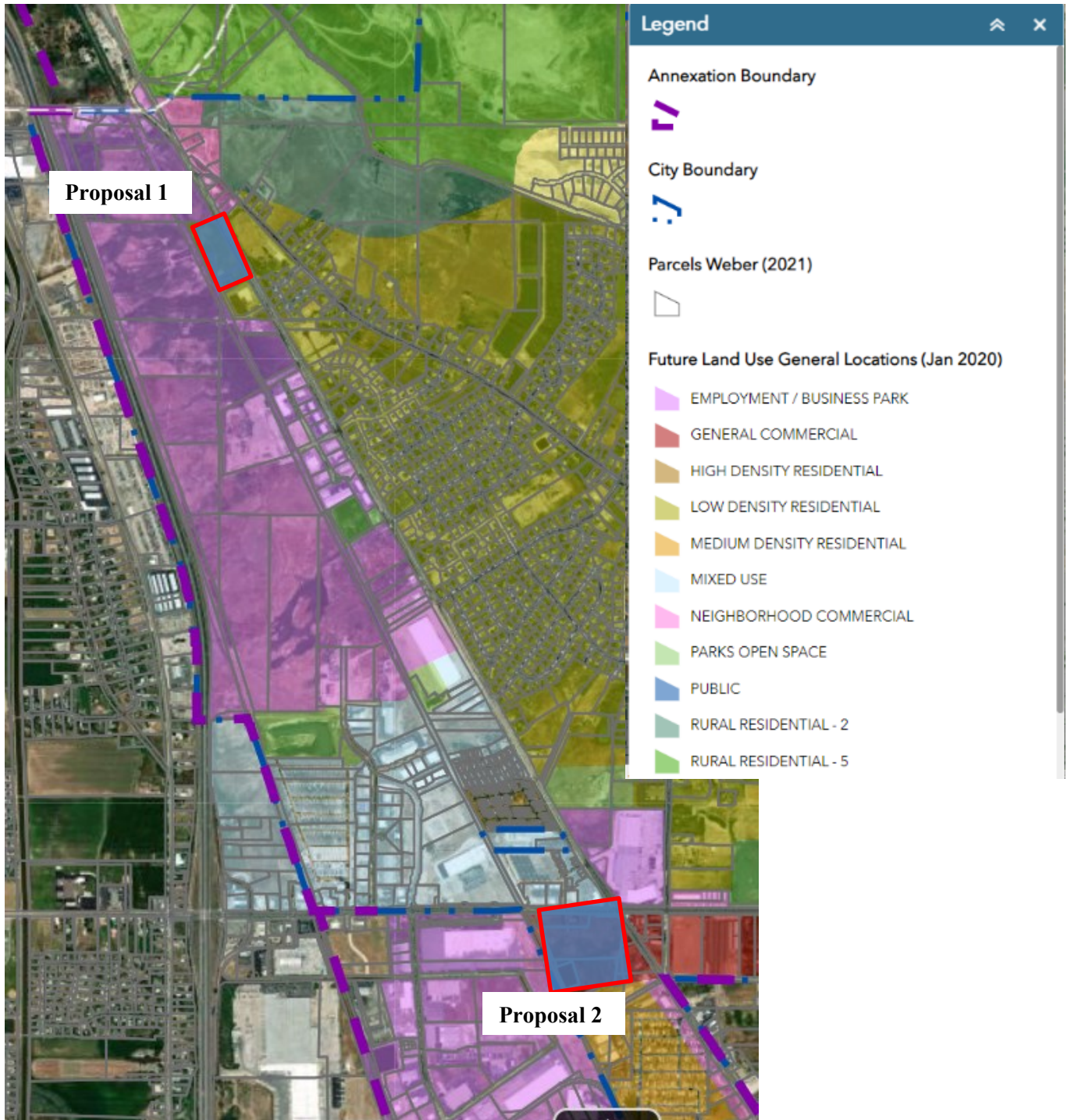
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**STAFF CONTACTS**




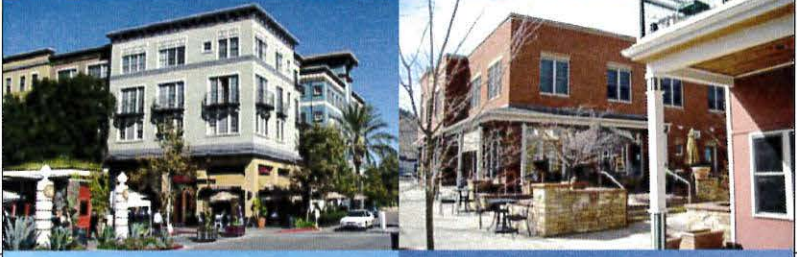

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ATTACHMENT 1) Future Land Use Map



# LAND-USE TYPES

	Place Types	Images	Description
1	Transit Oriented Development (TOD)		<p>Creates a higher density mix of residential and commercial development within walking distance of transit, in particular light rail and bus rapid transit. This type of development should have dense development within one-quarter to one-half mile of a transit stop with excellent pedestrian facilities to encourage public transit use.</p>
2	Regional Activity Center		<p>Emerging mixed-use centers planned or developed with large-scale master plans. These regional centers include a variety of housing types and densities, as well as having a retail component that serves the region, much like a mall or power center.</p>
3	Town Center		<p>Town centers are locally-serving areas of economic, entertainment, and community activity. The size of a town center makes it an employment center and shopping destination for surrounding mixed-use or urban neighborhoods. Buildings typically stand two or more stories with condominiums or apartments over storefronts. The design and scale of the development in a town center encourages active living, with a comprehensive and interconnected network of walkable streets.</p>
4	Mixed Use Neighborhood		<p>Offers residents the ability to live, shop, work, and play in one community. They include a mixture of housing types and residential densities within close proximity to the goods and services residents need on a daily basis. A small urban square supports commercial uses in the neighborhood. The design and scale of the development in a mixed-use neighborhood encourages active living, with a complete and comprehensive network of walkable streets.</p>
5	Strip Commercial		<p>Characterized by big box stores or multi-tenant commercial centers along both sides of a street, highway or arterial. Primarily accessible by automobile. Buildings are typically set back behind large surface parking lots, with little or no pedestrian connectivity between adjacent businesses.</p>

# LAND-USE TYPES

















	Place Types	Images	Images	Description
6	Business Park			Provides service jobs in the region and have a greater density of employees. Typical uses include professional offices, corporate campus, research and development and technology centers.
7	Industrial Park			Provides basic jobs and keep people in the city during normal work hours. They typically locate near major transportation corridors and may include manufacturing centers, transportation hubs, or technology centers.
8	Urban Transition Neighborhood			Supports a mix of moderate density housing options. These neighborhoods are more compact and walkable. The design and scale of the development in an urban transition neighborhood encourages active living and access to a more complete and comprehensive mobility network.
9	Suburban Neighborhood			Suburban neighborhoods are found in close proximity to strip commercial corridors. These neighborhoods are generally formed as subdivisions with residential densities ranging from 0.5 to 6 dwelling units per acre.
10	Rural Living			Rural living areas are characterized by very large lots, abundant open space and a high degree of separation between buildings. Residential home sites are located randomly throughout the countryside, which helps to maintain the rural character, scale and scenic views.

# BUILDING TYPES - RESIDENTIAL

	Building Type	Images	Images	Description	# of Stories	DU/Acre*	Emp/Acre*
1	Large Lot Single Family			Large lots to 1/3 acre size. Small house on 1 acre lots.	2	1	-
2	Medium Lot Single Family			Standard single family lot of 52' x 100' minimum. Allows cul-de-sacs or grid pattern.	2	6	-
3	Small Lot Single Family			Small lot subdivision: 3,500 square feet lots and some low density suburban garden apartments.	2	12	-
4	Townhome			Detached and attached townhome project at approximately 15-20 units per acre. Most standard 2-story apartments with surface parking are in this range.	3	15-20	-
5	2 Story (owner/rental)			2+ story attached units with structured parking. (e.g. tuck-under)	2	24	-
6	3 Story Condo/ Apartment			3 story mid-level development. Less space dedicated to landscaping; more frontage on street.	3	35	-





\*denotes gross acreage

## BUILDING TYPES - RETAIL

	Building Type	Images	Images	Description	# of Stories	DU/Acre*	Emp/Acre*
1	Community/ Neighborhood Retail			100% Retail	1	-	48
2	Mixed Use Retail/ Residential - Horizontal			50% Residential 50% Retail	1	12	78
3	Live/Work (owner/ rental)			90% Residential	2	28	10
4	Mixed Use Residential Focus Mid-Rise (owner/rental)			70% Residential 25% Retail 5% Office	3	25	38
5	Mixed Use Employment Focus Mid-Rise			45% Residential 40% Retail 15% Office	3	14	58
6	Mixed Use Retail/ Residential Mid-Rise			25% Retail 75% Residential	3	-	78
7	Mid Box Retail			100% Retail	1	-	78
8	Hotel			-	3	-	10

\*denotes gross acreage

## BUILDING TYPES - BUSINESS/INDUSTRIAL PARK

	Building Type	Images	Images	Description	# of Stories	DU/Acre*	Emp/Acre*
1	Professional Office			100% Office	1-2	-	10-15
2	Mid-Rise Office			5% Retail 95% Office	3	-	54
3	Light Industrial / Flex Office			25% Office 75% Industrial	1	-	25
4	Light Industrial / Manufacturing			100% Industrial	1	-	11

\*denotes gross acreage