



Pleasant View Planning Commission

Meeting Agenda

Thursday, August 1, 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 Dean Stokes*)
- b. Declaration of Conflicts of Interest.

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

- a. Public Utility Easement. Consideration to vacate a public utility easement for the property located within 304 West 3275 North and 310 West 3275 North. (*Tammy Eveson, Planner I*)

6:25 P.M. 3. **Legislative Items.** 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 3900 north, from Low Density Residential to High Density Residential. (*Amy Mabey, City Administrator*)

6:45 P.M. 4. **Adjournment.**

*Notice is hereby given that the Planning Commission of Pleasant View City will hold a special meeting at the City Office Building, 520 W Elberta Dr. on **Thursday, August 1, 2024, at 6:00 PM.***

Notice posted on July 29, 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

Vacation of Public Utility Easement (PUE)

August 1, 2024

BASIC INFORMATION

Applicant: Leon Jones
Location: 304 West 3275 North and 310 West 3275 North
(Weber View Subdivision)
Parcels: 17-058-0046 and 17-058-0047

BACKGROUND

An application is before the Planning Commission for consideration to remove an unused utility easement that intersects across portions of properties located at 304 West 3275 North and 310 West 3275 North within the Weber View subdivision.

The applicants have received clearance from Pleasant View City Public Works Department, taking into consideration the city's interests, as well as other applicable utility companies. If approved, this modification will go into effect upon recordation at the Weber County Recorder's office.

RECOMMENDATION

City staff recommend approval of vacating this easement.

STAFF CONTACT

Tammy Eveson
Planner I
teveson@pleasantviewcity.com
801-827-0466

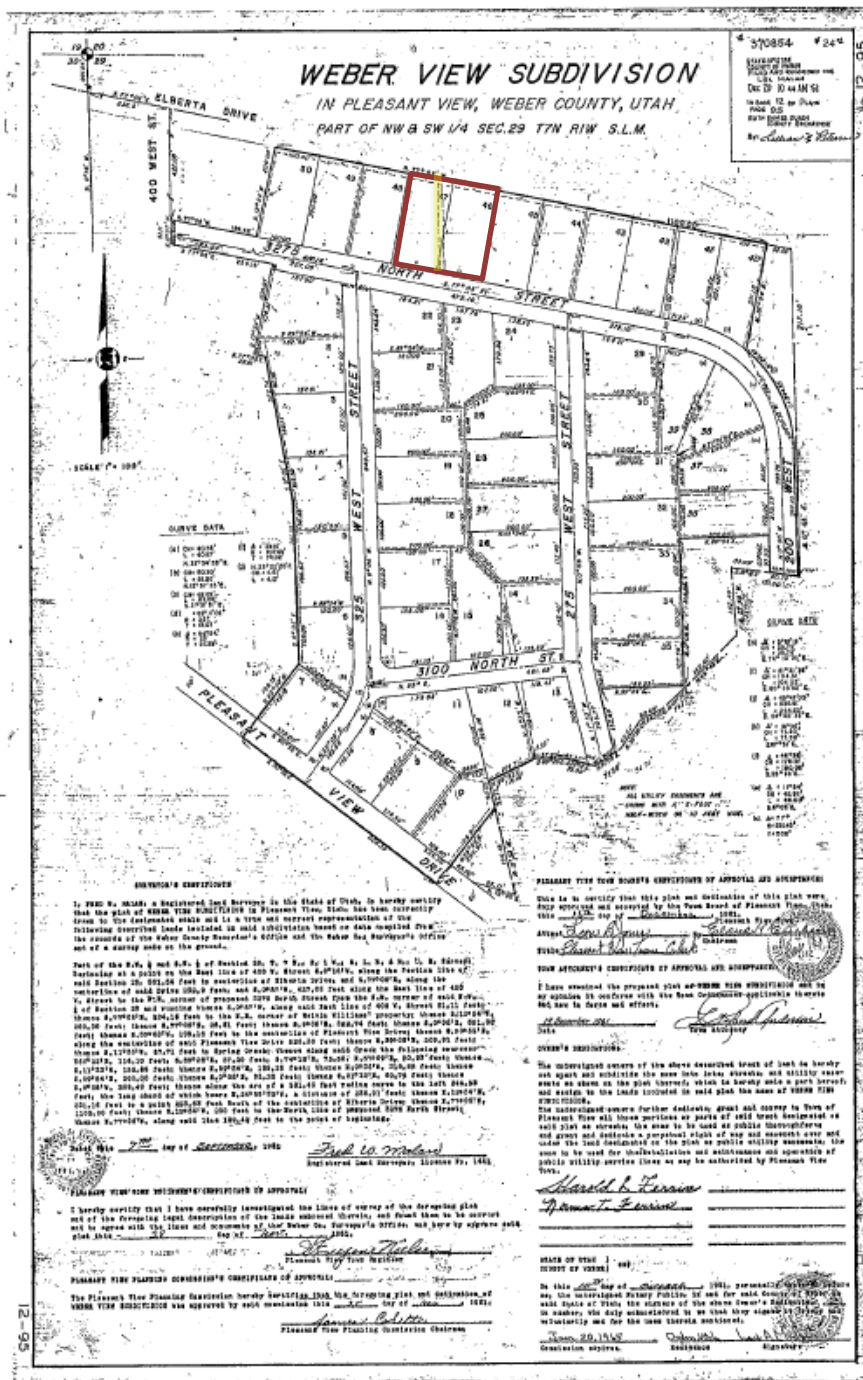
ATTACHMENT(S)

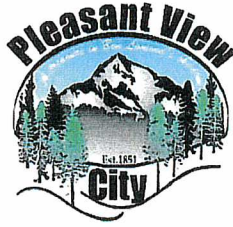
- 1) Vicinity Map
- 2) Plat Map
- 3) Application

ATTACHMENT 1) Vicinity Map



Page 3





APPLICATION TO VACATE A PUBLIC UTILITY EASEMENT

All utility companies having an interest in a utility easement must provide written authorization for requests to vacate. The utility company should provide, on company letterhead, a letter of approval granting permission. Applications are considered in accordance with Utah Code § 10-9a-609.5. All signed letters (originals only) must be attached to this application.

SUBDIVISION NAME: WEBER VIEW LOCATION: 304 E 310 W 3275N

PARCEL ID NUMBER: 17-058-0046 & 17-058-0047

PROPOSAL DESCRIPTION AND SITE PLAN OF THE PROPERTY INDICATING THE EASEMENT(S) TO BE VACATED (Attach Map):

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

NAME(S): LEON JONES PHONE: 801-726-5612

ADDRESS: PO. Box 1600 gran. UT 84402 EMAIL: LLJONES75@YAHOO.COM

The following information is provided for the applicant to contact the City's Public Works Department to request written authorization for vacation with consideration of water, storm water, storm sewer, etc. If authorization is not provided, reasoning is stated.

Public Works Department Contact: 801-827-0453 or tjackson@pleasantview city.com

Written verification and approval for vacation of easement is also required from each of the following utilities:

- ☐ Bona Vista
- ☐ Central Weber Sewer District
- ☐ CenturyLink/Lumen
- ☐ Comcast Cable
- ☐ Connex
- ☐ Dominion Energy

- ☐ OpticLoop
- ☐ Pine View Water
- ☐ Rocky Mountain Power
- ☐ STRATA Networks
- ☐ Senawave
- ☐ All West

This 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 § 17.02.100 of the subdivision ordinance.

Steve Poorman

Signature of Applicant/Agent

Subdivision Amendment/Easement Vacation Fee: \$150.00

Date Paid: 07-22-2024 Amount: 150⁰⁰

Total Paid: 150⁰⁰

(*Applicant is also responsible for any actual cost to the city (engineering, postage, etc.)

State of Utah

County of Weber

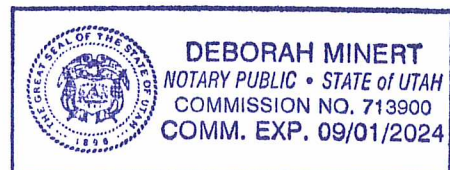
On this 22nd day of July, 20 24, before me,

Deborah Minert, a notary public, personally appeared
Steve Poorman, proved on the basis of satisfactory evidence to be the person(s) whose name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal.

Notary Name Signature: Deborah Minert

My commission expires: 9/1/24



310 W & 304 W

Two parcels, each .52 acre side by side.

Legend

310 W 3275 N

Line Measure

The Church of Jesus Christ of Latter?

Elberta Dr

W 3275 N

310 W 3275 N

Google Earth

300 ft



310 W & 304 W

Two parcels, each .52 acre side by side.

Legend

- 310 W 3275 N
- Line Measure
- The Church of Jesus Christ of Latter?

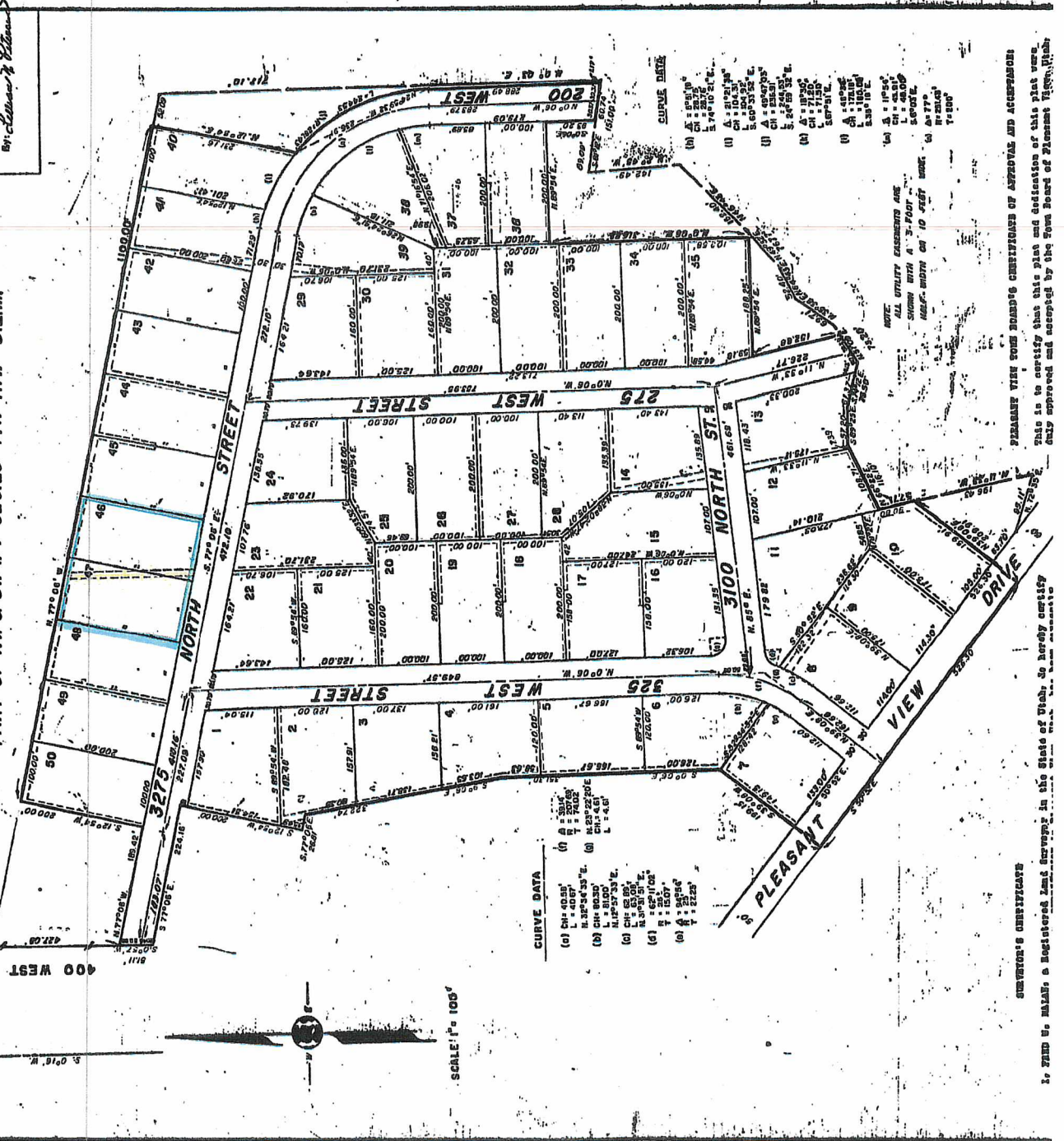


WEBER VIEW SUBDIVISION

IN PLEASANT VIEW, WEBER COUNTY, UTAH
PART OF NW 8 SW 1/4 SEC. 29 T7N R1W S.L.M.

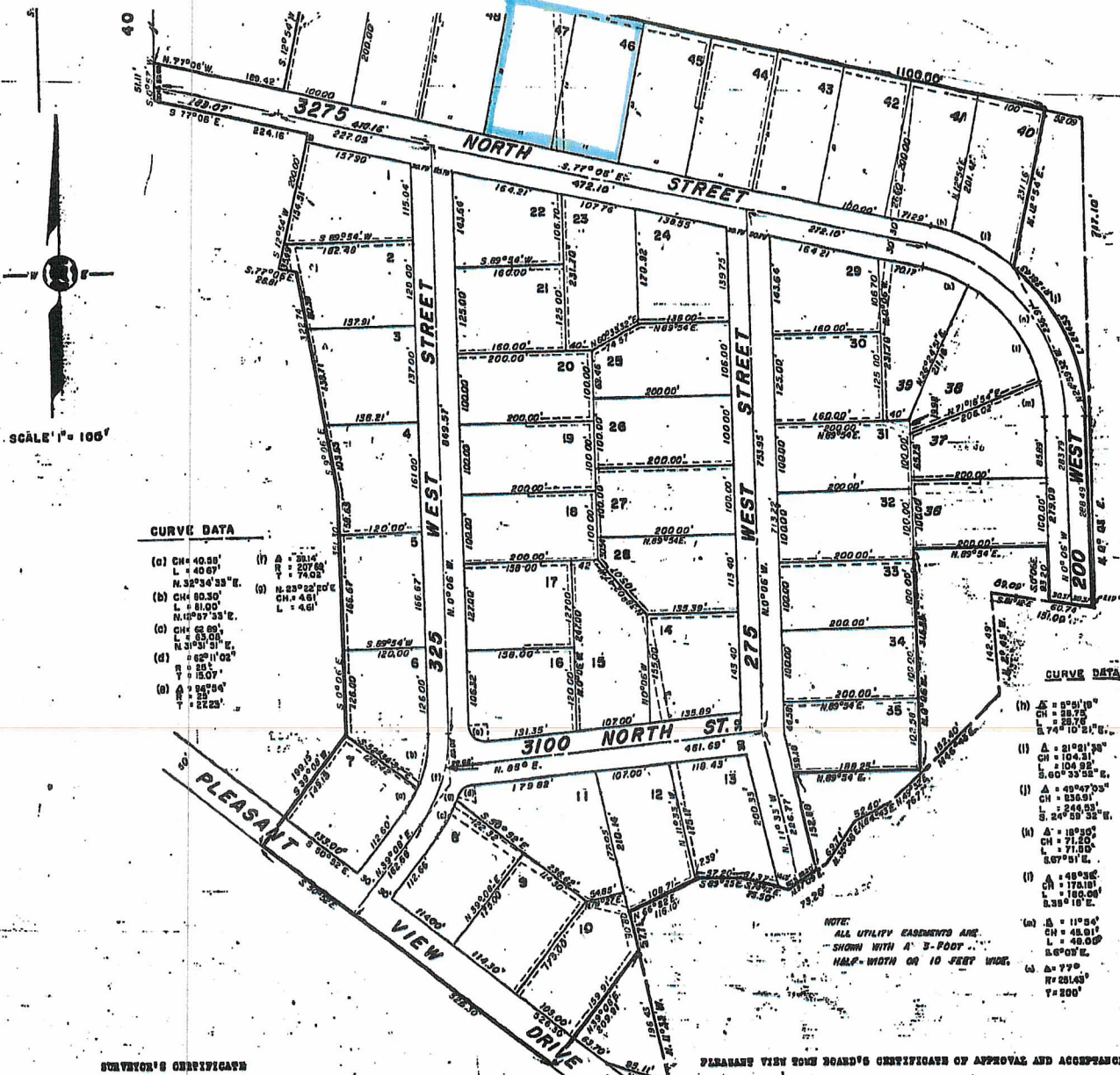
370854 § 24th

STATE OF UTAH
COUNTY CLERK
RECORDED FOR
L.S.A. MALAN
Dec 20 10 44 AM '51
In Book 12 of Plans
Page 95
BY EAMES DEAN
COUNTY RECORDER



STATE OF UTAH

1. TEND W. MALAN, a Registered Land Surveyor in the State of Utah, to hereby certify



SURVIVOR'S CERTIFICATE

3. WEND W. MALAN, a Registered Land Surveyor in the State of Utah, do hereby certify that the plat of WEND W. MALAN and UNITED STATES in Pleasant View, Utah, has been correctly and lawfully designated as such and is a true and correct representation of the following described lands included in said subdivision based on data compiled from the records of the Weber County Recorder's Office and the Weber Co. Surveyor's Office and of a survey made on the ground.

[illegible]

Dated this 2nd day of SEPTEMBER, 1962

Fred W. Malan
Registered Land Surveyor, License No. 1442

PINCHART VERN TONY HOSKINS OF CERTIFICATE OF APPROVAL

I hereby certify that I have carefully investigated the lines of survey of the foregoing plat and of the foregoing legal description of the lands embraced therein, and found them to be correct and to agree with the lines and monuments of the Under Co. Surveyors Office, and here by approve said plat this - 28 day of Nov. 1863.

L. Eugene Tice
Pleasant View Town Engineer

RESEARCH VEHICULAR PLANNING COMMISSION'S CERTIFICATE OF APPROVAL

The Planning View Planning Commission hereby certifies that the foregoing plat and dedication of
was approved by said commission this 2nd day of Nov 1961.

James Poletti
Blairview View Planning Commission Chairman

PLEASANT VIEW TOWN BOARD'S CERTIFICATE OF APPROVAL AND ACCEPTANCE.

This is to certify that this plat and dedication of this plat were duly approved and accepted by the Town Board of Pleasant View, Utah, this 16th day of December, 1961.

Attent Levy B. Jones Chairman
 FAKO Phasant + Mrs. Trane Clark

TOWN ATTORNEY'S CERTIFICATE OF APPROVAL AND ACCEPTANCE

I have examined the proposed plat of WILSON VIEW SUBDIVISION and in my opinion it conforms with the Town Ordinance applicable thereto and now in force and effect.

12 December 1961
Date

L. J. Anderson
Town Attorney

OWNER'S INDICATIONS

the undersigned owners of the above described tract of land do hereby set apart and subdivide the same into lots, streets, and utility easements as shown on the plat thereof, which is hereby made a part hereof; and assign to the lands included in said plat the name of WENDE VINU SUBDIVISION.

SUBJECT MATTER:
The undersigned owns the following dedicate, grant and convey to Town of Pleasant View all those portions or parts of said tract designated on said plat as streets; the same to be used as public thoroughfares and grant and dedicate a perpetual right of way and easement over and under the land designated on the plat as public utility easements, the same to be used for their installation and maintenance and operation of public utility service lines as may be authorized by Pleasant View Town.

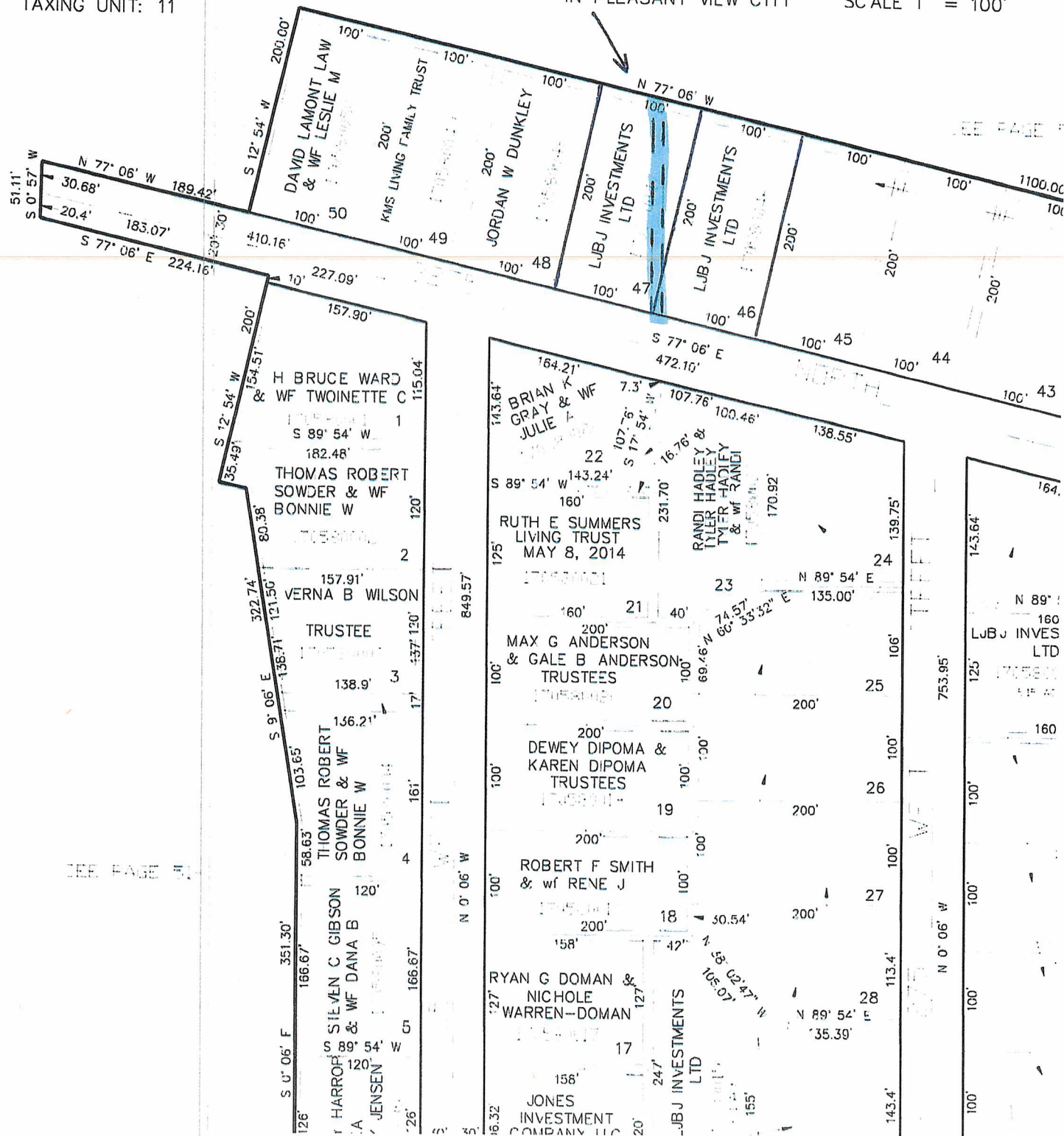
Harold L. Ferriss
Norman T. Ferriss

STATE OF UTAH)
COUNTY OF KANE)

On this 10th day of February, 1981, personally, James H. [Signature], for me, the undersigned Notary Public, in and for said County of Wasatch, said State of Utah, the signers of the above Owner's Declaration, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses therein mentioned.

Jan. 20, 1965 Ogden Utah Lee A. M.
Commission expires: Residence Signature

PART OF N.W. & S.W. 1/4, OF SECTION 29, T.7N., R.1W.,
WEBER TOWNSHIP SUBDIVISION
IN PLEASANT VIEW CITY SCALE 1" = 100'





**Dominion
Energy**

Steve Poorman
Associate Broker
Berkshire Hathaway Home Services
5929 S Fashion Pointe Dr #400
South Ogden, Utah 84403

June 14, 2024

RE: QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH has no service at 310 and 304 West 3275 North, Pleasant View, UT

To Whom It May Concern,

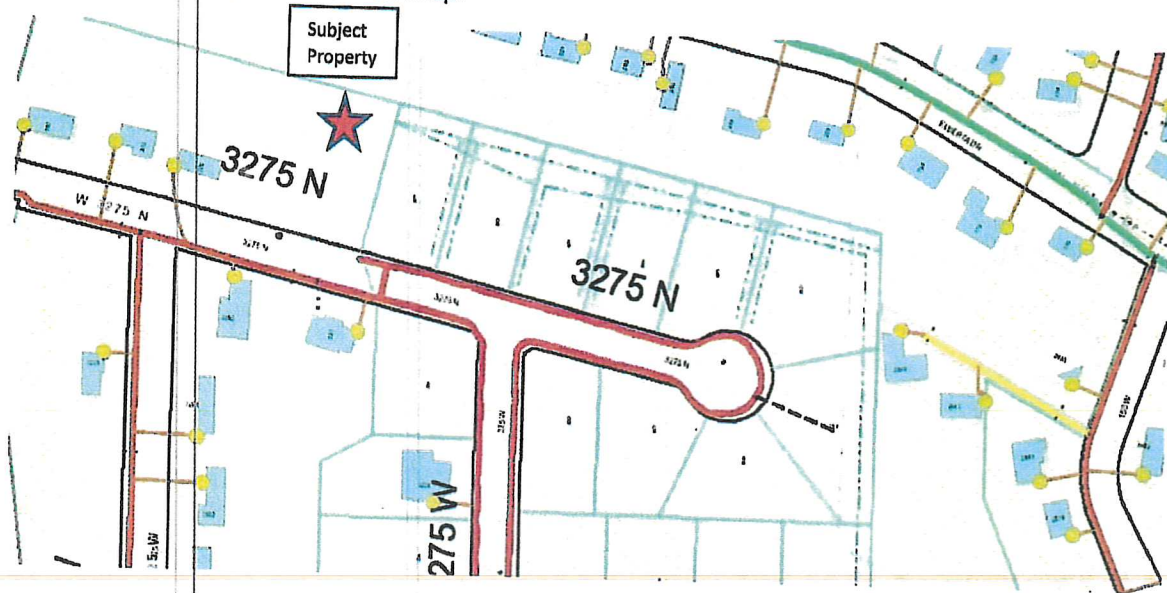
Questar Gas Company dba Dominion Energy Utah ("Dominion") does not have any service at 310 and 304 West 3275 North, Pleasant View, UT also known as Parcels #17-058-0046 & 17-058-0047. There are no known natural gas easements on either of these lots. I have attached a copy of our natural gas distribution map and the county map at this location.

Please let me know if you need anything else from me.

Thank you,

Caroline King
Caroline King
Senior Land Agent
Dominion Energy Utah

Dominion Natural Gas Distribution Map:



County GIS Site:





1438 West 2550 South
Ogden, Utah 84401

June 4, 2024

Leon Jones

Lljoines75@yahoo.com

RE: EASEMENT ENCROACHMENT

Request: 7251252

Dear Leon Jones:

As you requested, Rocky Mountain Power hereby consents to a proposed encroachment of the utility easement on the east side of the lot at or near 310 W 3275 N, Pleasant View, Utah.

However, this consent does not waive or relinquish any rights necessary to the operation, maintenance, renewal, construction, repair, addition, or removal of Power Company lines, conduit, or other power facilities, which are or may be located on said easement.

As consideration for the Power Company granting you permission to encroach upon said easement, it will be necessary for you to hold the Power Company harmless from all claims for personal injuries or damages to property when such injuries or damages, directly or indirectly, arise out of the existence, construction, installation maintenance, condition, use or presence of your structures upon said easement. Rocky Mountain Power shall not be responsible for any damages to structures or property located on said easement.

Please acknowledge the receipt of this letter and your consent to the aforementioned terms by returning an executed copy of this letter to me.

Sincerely,

Craig Garner
Estimator
(801) 629-4434

Consented to this _____ day of 06/17/2024


dotloop verified
06/17/24 11:39 AM
MDT
469X-PUHA-E8PE-20FL

Leon Jones

Easement Vacate

Tim Wright <tim.wright@opticloop.com>

Wed 7/17/2024 10:46 AM

To: Steve P <stevepoorman@hotmail.com>

Opticloop does not have any utilities in the immediate area or within the easements. We have no objection to vacating the easements indicated in the attachment. (see attached plat map).

The property owner or its agent has contacted our office concerning vacating the utility easement on said property (17-058-0046 & 17-058-0047). Opticloop does not currently have fiber lines in the described property. In the event, Opticloop was to place lines in the public easement, it would be placed in the main road (3275 N).

Opticloop will vacate any easement that may exist that is in conflict with the owners property.



Tim Wright

VP of Operations

Optic Loop Communications LLC

2637 N Washington Blvd #291

North Ogden, UT 84414

O: 801-737-1900 Ext 501

C: 262-224-8731



To Whom It May Concern,

At this time Connex LLC has infrastructure in the Right Of Way at or around Parcel 17-058-0046. Furthermore, Connex LLC has no plans to install utility infrastructure in the Public Utility Easement that runs through the middle of the property where you are intending to build. As such, Connex LLC agrees to the vacate of public easement request on your property. If you have any questions or need anything else from us, please reach out to me at any time at 801-686-1009

Regards,

Craig Brown

Member / Manager

Connex LLC



www.allwest.com
866-ALL-WEST

July 11, 2024, 2024

To Whom It May Concern:

All West Communications, Inc. has been made aware of a request to release an easment between two parcels. The approximate address 310 W 3275 N (Parcel 17-058-0046) and 304 W 3275 N Pleasant View UT (Parcel 7-058-0047)

All West Communications doesn't not have any facilities in this location. When and if All West Communications deploys to the area we would utilize the PUE and ROW along 3275 N to place our facilities.

All West Communications has no objections releasing the east west diagonal easement at the address listed above

Should you have any questions or require additional information, please contact

Jeff Anderson at (435-783-4994 / jeff.anderson@allwest.com).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeff Anderson', followed by a large, stylized flourish or checkmark.

Jeff Anderson
Engineering Manager
All West Communications

50 West 100 North
Kamas, UT 84036

21 S Main Street
Coalville, UT 84017

1020 Main Street
Evanston, WY 82930

602 Broadway Street
Rock Springs, WY 82901

151 E Flaming Gorge Way
Green River, WY 82935



July 08, 2024

Attn: Steve Poorman
Address: Parcel numbers 17-058-0046 & 17-058-0047
Pleasant View, UT 84414

RE: Release of Utility Easement

To Whom it May Concern:

The Property owner or representative has contacted our office concerning vacating the utility easement on said property at above location. SenaWave does not currently have fiber lines in easement at the property. In the event SenaWave was to place lines in the Public Utility Easement it would be in front of parcels by main roads.

SenaWave will vacate any easement that may exist that is in conflict with owner's property.

Sincerely,

A handwritten signature in black ink, appearing to read "David Bradshaw". The signature is written in a cursive, flowing style.

David Bradshaw
CEO

RE: 310 W 304 W 3275 N Pleasant View, Utah

Shad Sagers <ssagers@stratanetworks.com>

Mon 7/8/2024 3:50 PM

To: Steve P <stevepoorman@hotmail.com>

Steve,

Thanks for the attachments and information, I was not forwarded the attachments in the original email. Strata does not have any utilities in the immediate area or within the easements. We have no objections in vacating the easements indicated in the attachments.

Thanks,



Shad Sagers

OSP Engineer

Strata Networks



435.622.6383



435.622.5383



ssagers@stratanetworks.com



stratanetworks.com



211 E 200 N, Roosevelt, UT 84066

Confidentiality Notice

This email and any files transmitted with it are confidential and intended solely for the reading and use of the individual or entity to whom they are addressed. If you received this email in error please notify STRATA Networks at 1-435-622-5007. Reading, dissemination, distribution or copying of this message is restricted by the terms of a nondisclosure agreement the terms of which must be strictly followed. If you are not the person to whom this message was sent you are not to disseminate, distribute or copy this email or its attachments. You are also requested to notify the sender immediately by e-mail and to delete the email if you received this email by mistake.

From: Steve P <stevepoorman@hotmail.com>

Sent: Monday, July 8, 2024 1:24 PM

To: Shad Sagers <ssagers@stratanetworks.com>

Subject: Re: 310 W 304 W 3275 N Pleasant View, Utah

You don't often get email from stevepoorman@hotmail.com. [Learn why this is important](#)

Shad,

I sent the plat maps in the original email but happy to resend them with enhancements. The are not physical addresses that Pleasant View City has provided. The plat map shows exactly where these parcels are located. Please let me know if you have any questions.

Thanks,
Steve

From: Shad Sagers <ssagers@stratanetworks.com>

Sent: Monday, July 8, 2024 12:58 PM



Comcast Cable Communications, Inc.
1350 E. Miller Ave.
Salt Lake City, Utah 84106
801-401-3041 Tel
801-255-2711 Fax

May 28, 2024

Steve Poorman
Associate Broker
Berkshire Hathaway Home Services
5929 S Fashion Pointe Drive #400
South Ogden, UT 84403

To whom it may concern,

Comcast of Utah II grants permission to vacate the existing utility easements, which exists along the East property line of 310 W 3275 N, Pleasant View, UT, as shown highlighted in the attached plat, as long as it does not interfere with or deny access to our existing facilities (poles, cable, conduits, pedestal, electronics). Three feet of clearance must be maintained around all pedestals.

If you need our facilities to be moved, it can be done at your expense. If any damage is incurred to our facilities due to your encroachment, repairs will be done at your expense. Be sure to contact Blue Stakes to locate all utility services at least 48 hours before digging.

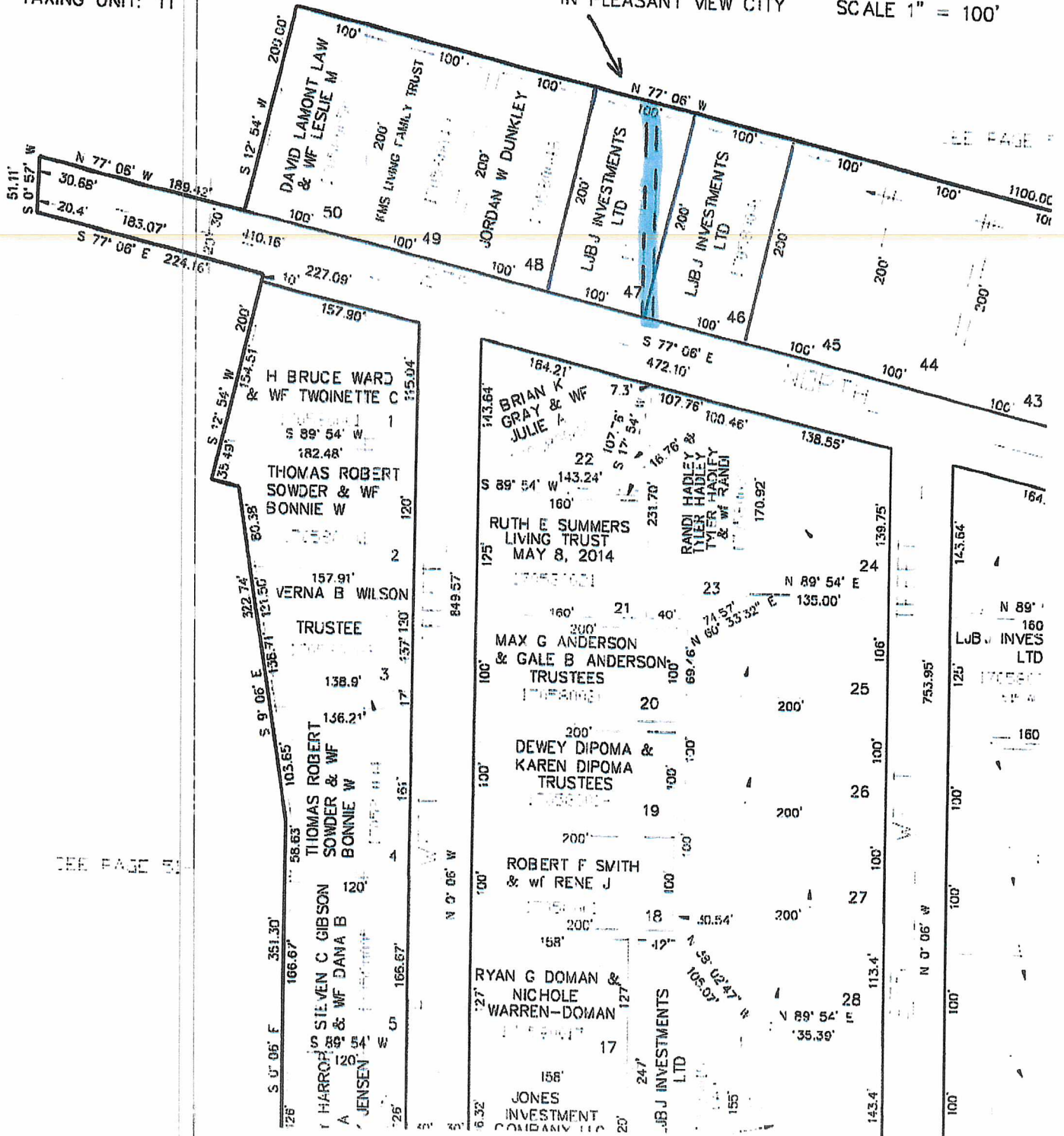
Sincerely,

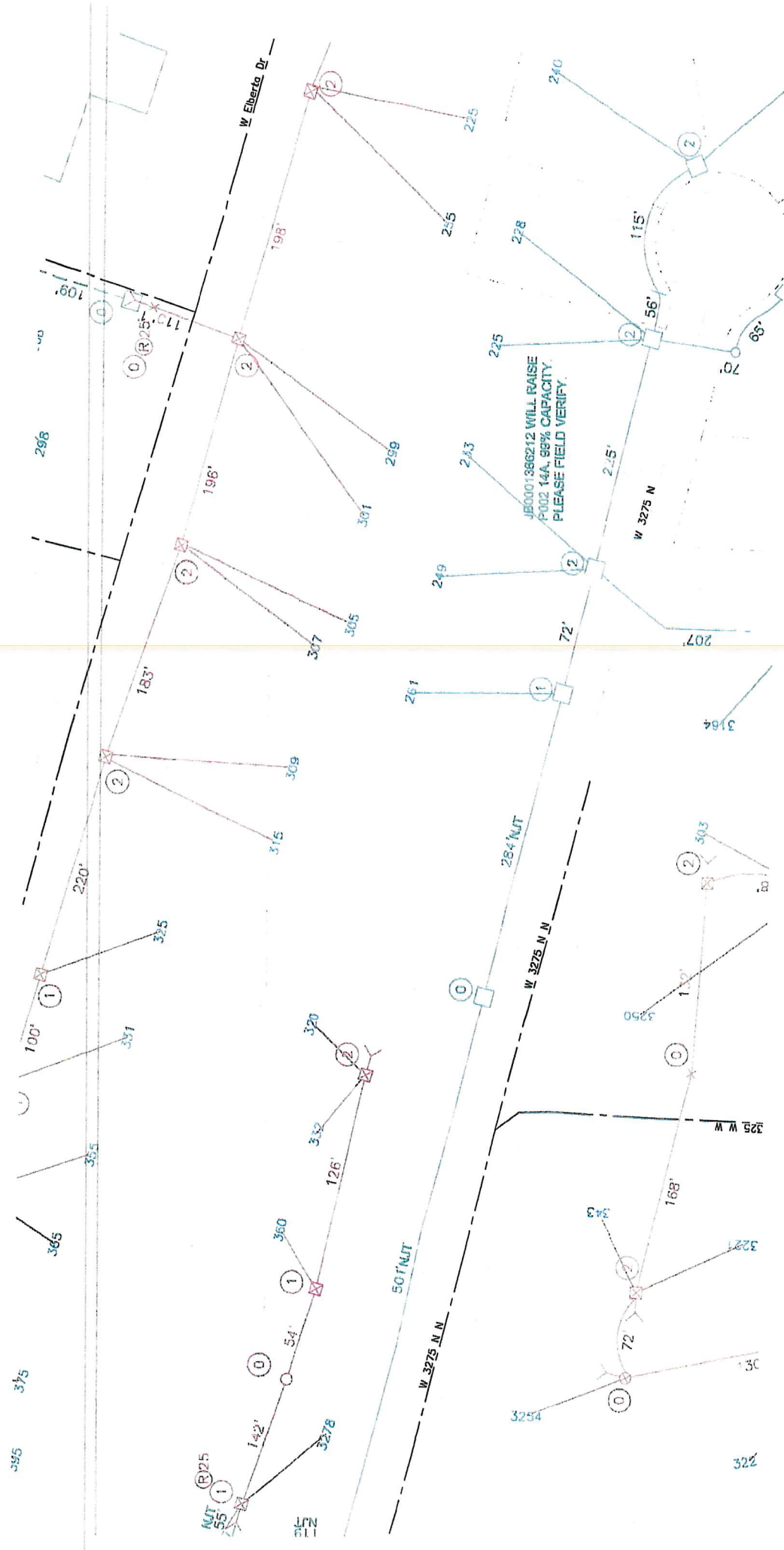
Annette Harm

Annette Harm
Authorized Representative

PART OF N.W. & S.W. 1/4, OF SECTION 29, T.7N., R.1W.,
WEBER VIEW SUBDIVISION
 IN PLEASANT VIEW CITY SCALE 1" = 100'

TAXING UNIT: 11







May 24, 2024

Steve Poorman Associate Broker
Berkshire Hathaway Home Service
Phone: 801-540-9971
Stevepoorman@hotmail.com

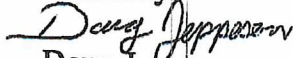
RE: Release of Utility and Drainage Easements

To Whom It May Concern:

Steve Poorman, has contacted our district office concerning vacating the Utility and Drainage Easements on property's. Lots 46 and 47 on 3275 North. Weber View Subdivision Plat 17 page 58. The District has no water mains on said properties. Weber-Box Elder Conservation District has no problems with releasing the easements on this property. Parcel Numbers 17-058-0046 and 17-58-0047

Should you have any concerns or questions please contact me at (801) 621-6555.

Sincerely,


Doug Jeppesen
Engineering

On this 24 day of May, in the year 2024, before me
Tamera Martinson, a notary public, personally appeared
Doug Jeppesen, 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.



Notary Public: Tamera Martinson

My Commission Expires: 08/23/2025

471 W 2nd Street, Ogden, UT 84404
(801) 621-6555

MT VIEW IRRIGATION

5238 W 2150 N

OGDEN, UT 84404

5-30-2024

Mt. View Irrigation does not have any facilities in the Utility easement crossing parcels 17-058-0047 and 17-058-0046 along 3275 N, Pleasant View, Utah and agrees to release the existing utility easement.

Signed



Kami Marriott, Secretary



6/6/2024

Lumen (CenturyLink) – Network Infrastructure Services
1025 Eldorado Blvd.
Broomfield, CO 80021

No Objection

SUBJECT: Pleasant View, UT (310 & 304 W 3275 N) Berkshire Hathaway Home Services - Steve Poorman / PUE Vacate-Abandon

To Whom It May Concern:

Qwest Corporation d/b/a CENTURYLINK, QC ("CenturyLink") has reviewed the request for the subject development review and has determined there are no CenturyLink facilities within the easement area as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference

It is the intent and understanding of CenturyLink that this vacation shall not reduce our rights to any other existing easements or rights we have on this site or in the area.

This No objection response is submitted WITH THE STIPULATION that IF CenturyLink facilities are found and/or damaged within the ROW area as described, the Applicant will bear the cost of relocation and repair of said facilities.

POC – Shoshanna White
NIS| Right-of-Way Agent II | Contractor - Faulk & Foster
Wayland St., Plainview, TX / USA 79072
801-718-9219 / Shoshanna.White1@Lumen.com

Ashley Rajamin
ashely.rajamin@lumen.com
Network Infrastructure Services
CenturyLink
P862125



Planning Commission Staff Report

General Plan Amendment

August 1, 2024

BASIC INFORMATION

Applicant: Pleasant View City

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 3900 north, from Low Density Residential to High Density Residential.

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 two public comments submitted to date. The first included questions about the location and impact on neighboring properties. The second included resident concerns about expanding the footprint of high-density housing.

STAFF CONTACTS

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

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

ATTACHMENT 1) Future Land Use Map

