



Pleasant View Planning Commission

Meeting Agenda

Thursday, September 5, 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 Sean Wilkinson)
- b. Declaration of Conflicts of Interest.

6:05 P.M. 2. **Public Hearings – Legislative Items and Recommendations for City Council.**

- a. Commercial Planned Unit Development (PUD) Ordinance. Consideration to establish a new Planned Unit Development ordinance and overlay commercial zone. (Amy Mabey, City Administrator)
- b. R-5 Residential Zone Text Amendment. Consideration of a proposed zone text amendment to the R-5 residential zone to eliminate location restrictions included for the zone. (Amy Mabey, City Administrator)
- c. General Plan Amendment. Consideration of a proposed General Plan amendment to modify the designation for residential density for 6.31 acres of land located approximately at 475 West Pleasant View Drive, with this modification changing from the current designation of Low Density Residential (2-3 dwelling units per acre) to Medium and Low Density Residential and Agricultural (4-8 dwelling units per acre).

6:25 P.M. 3. **Public Hearings – Administrative Items.**

- a. Site Plan and Conditional Use Permit. Consideration of an application for a Conditional Use Permit for a drive-through business located at Peak View Plaza Lot 5 at approximately 2700 North and 400 West.

7:00 P.M. 4. **Adjournment.**

*Notice is hereby given that the Planning Commission of Pleasant View City will hold a meeting at the City Office Building, 520 W Elberta Dr. on **Thursday, September 5, 2024, at 6:00 PM.***

Notice posted on September 3, 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.



City Council Staff Report

Commercial Planned Unit Development (PUD) Ordinance

September 5, 2024

BASIC INFORMATION

Applicant: ALS Development

REVIEW AND ANALYSIS

Pleasant View City is seeking to establish a Commercial Planned Unit Development (PUD) zoning ordinance to create an overlay zone to address development of the City's growing commercial base. Current ordinances have created some challenges in navigating new commercial growth and the creation of a PUD provides some flexibility, upon City approval, to make adjustments to development approaches.

The Community Character portion of the General Plan references:

The Future Land Use Plan reflects the community vision of maintaining Pleasant View's warm rural character, while providing the high-quality environment and infrastructure necessary for recruiting, creating, expanding and retaining businesses and thriving commercial and employment centers in appropriate areas of the City.

Public Comment

No public comment has been submitted to date on this proposal.

STAFF CONTACT

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

ORDINANCE NO. 2024-XX

**AN ORDINANCE OF THE PLEASANT VIEW CITY COUNCIL AMENDING
PLEASANT VIEW CITY CODE TITLE 18 ZONING TO ESTABLISH A COMMERCIAL
PLANNED UNIT DEVELOPMENT (PUD) OVERLAY ZONE**

WHEREAS, Pleasant View City Code Title 18 establishes zoning standards applicable to areas outlined in the City’s zoning designations through applicable approval processes; and

WHEREAS, the City Council has determined it is desirable to create a new zoning overlay to better accommodate commercial area developments; and

WHEREAS, Pleasant View City finds that the proposed modification meets the desires and intents of the City, particularly those included in the General Plan to create a functioning commercial corridor. Specifically, the Community Character portion of the General Plan references: “The Future Land Use Plan reflects the community vision of maintaining Pleasant View's warm rural character, while providing the high-quality environment and infrastructure necessary for recruiting, creating, expanding and retaining businesses and thriving commercial and employment centers in appropriate areas of the City;” and

WHEREAS, Commercial Development often requires that varied approaches be available and applied to ensure the installation of all needed and appropriate infrastructure, with a Planned Unit Development (PUD) ordinance creating some flexibility in application.

NOW THEREFORE, the Pleasant View City Council hereby adopts amendments to Pleasant View City Code, specifically approving the addition of Title 18 Chapter 71- Commercial Planned Unit Development (PUD) Overlay Zone, as outlined in Exhibit A. This ordinance shall take effect immediately upon approval.

DATED this ____ day of September 2024.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Mayor

Attest:

Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2024

This ordinance has been approved by the following vote of the Pleasant View City Council:

_____ Councilmember Arrington
_____ Councilmember Marriott
_____ Councilmember Gibson
_____ Councilmember Nelsen
_____ Councilmember Urry

Pleasant View City Code
Title 18 Chapter 71

Commercial Planned Unit Development (PUD) Overlay Zone

18.71.010 Purpose and Intent. The purpose of the Commercial Planned Unit Development (PUD) Overlay Zone is to allow diversification in the relationship of various uses and structures on a particular site and to permit flexibility in the use of the site of commercial properties, encourage innovative and efficient land use, ensure high-quality design, and promote economic development while complying with Utah Code Annotated. This overlay zone allows for the establishment of commercial, industrial (manufacturing) and mixed-use PUDs.

18.71.020 Applicability. This overlay zone applies to areas designated on the official zoning map of the city. The uses allowed on any lot in the Planned Development Overlay Zone shall be the same uses allowed in the underlying zone in which the lot is located.

Properties within this overlay zone are eligible to apply for Commercial PUD status subject to the provisions of this ordinance. The application of the planned development concept is intended to encourage good commercial and area design, thus ensuring substantial compliance with the intent of zone regulations and other provisions of this title related to public health, safety, and general welfare, and at the same time securing the advantages of large-scale site planning for commercial or industrial development, or combinations thereof.

The use and development of land located in the Planned Development Overlay Zone shall be approved according to applicable administration and development review procedures applicable to the underlying zone set forth in this title except as modified by this chapter.

1. The Commercial Planned Unit Development Overlay Zone may be used in combination with any zone subject to City Code requirements. The provisions of the Planned Development Overlay Zone shall be supplementary to the provisions of the zone with which it is combined and shall not be applied to any land area as an independent zone.
2. Variations from applicable design standards and development standards of an underlying zone may be approved for a planned development pursuant to the provisions of approval established in this chapter.

18.71.030 Standards of Establishment.

To establish a Commercial PUD, the following standards must be met:

1. Minimum Area. The minimum area for a Commercial PUD shall be three acres.
2. Mixed-Use. The PUD may include a mix of commercial, office, industrial, manufacturing and other compatible uses.
3. Density and Intensity. The density and intensity of development shall be in accordance

with the underlying zoning application, unless otherwise approved by the approval authority or through a development agreement.

4. Open Space. A minimum of 5% of the PUD area shall be dedicated to open space, which may include parks, plazas, and landscaped areas.
5. Design Standards. Development within the PUD shall adhere to the municipality's design standards, unless otherwise approved by the approval authority or through a development agreement.
6. Traffic Impact. A traffic impact analysis may be required to ensure that the PUD will not adversely affect the transportation network.
7. Utilities and Infrastructure. Adequate provisions must be made for water, sewer, stormwater management, and other essential utilities and infrastructure.
8. Phasing Plan. If the PUD is to be developed in phases, a phasing plan must be submitted, outlining the sequence and anticipated timing of development.

18.71.040 Preliminary Site Plan.

1. Preliminary Site Plan Approval: A preliminary site plan shall be submitted and considered concurrently with an application for approval of a Planned Development Overlay Zone. Such plan shall be considered pursuant to provisions of Section 18.71.040 of this title except as modified by this section.
2. The preliminary site plan shall show:
 - a. Generally, the proposed residential use density, minimum lot sizes, the range of average lot sizes, building locations, building elevations, open space to comply with subsection 10-15C-6J of this article, parking, landscaping, pedestrian and traffic circulation, drainage, and utility layout; and
 - b. The information required by section 10-5-12 of this title, except that plans for grading and drainage, utilities, landscaping, and building elevations may be conceptual in nature.
3. If the planned development is proposed to be developed in phases, the preliminary site plan shall also show phase boundaries. Each phase shall be of such size, composition, and arrangement so that construction, marketing, and operation of each phase is feasible as a unit, independent of any subsequent phases.
4. A planned development shall be in single ownership and control or under option to purchase by an individual or a corporate entity at the time of application, or the application shall be filed jointly by all owners of the property.
5. The Planning Commission shall make a recommendation to the City Council regarding the proposed Planned Development Overlay Zone. At the same time, the Planning Commission shall approve, approve with conditions, or disapprove a preliminary site plan

for property where the planned development is proposed to be located. Planning Commission approval of a preliminary site plan shall not be effective unless and until a corresponding planned development zone is approved by the City Council.

6. Zone Change: After action by the Planning Commission, the City Council shall consider the application for a Planned Development Overlay Zone as provided in chapter 5 of this title regarding amendment of the official zoning map.
 - a. Submittal of an application for a Planned Development Overlay Zone does not guarantee the application will be approved. A zoning map amendment may be approved only if the City Council, after receiving a recommendation from the Planning Commission, finds the proposed Planned Development Overlay Zone and the associated preliminary site plan:
 - i. Do not conflict with any applicable policy of the General Plan;
 - ii. Meet the spirit and intent of this article;
 - iii. Will allow integrated planning and design of the site and, on the whole, better development than would be possible under conventional zoning regulations;
 - iv. Meets the density, use, and other requirements of this article and the zone with which the Planned Development Overlay Zone will be combined, except as otherwise allowed by this article.
 - b. In order to make findings necessary to approve a Planned Development Overlay Zone, conditions of approval may be imposed to assure the planned development will:
 - i. Accomplish the purpose of this article;
 - ii. Be developed as one integrated land use rather than as an aggregation of individual and unrelated buildings and uses; and
 - iii. Meet the requirements of the zone in which the proposed development is located except as such requirements are modified by this article and as shown on an approved preliminary site plan for the planned development.
 - c. Zoning conditions, as provided in subsection 10-5-8F of this title, also may be placed on property at the time of zoning to restrict or prohibit uses or development that would not be compatible with adjoining uses, notwithstanding whether such uses are existing or future uses as shown in the General Plan.
 - d. Site Plan Approval: Within twenty four (24) months after approval of a Planned Development Overlay Zone and a corresponding preliminary site plan, and before the issuance of any building permit, an applicant shall submit an application for approval of a site plan pursuant to section 10-5-12 of this title. If a planned

development is to be constructed in phases as shown on an approved preliminary site plan, a site plan shall be submitted for each phase.

- e. Subdivision Requirements: An application for subdivision approval may proceed concurrently with an application for a site plan approval. Compliance with the requirements of this article does not exempt any applicant from meeting other applicable requirements of this title.
- f. Construction Limitations: Upon approval of a site plan for a planned development, construction shall proceed in accordance with approved plans and specifications, and in conformity with any conditions associated with the preliminary site plan, zone change, or site plan approval.
- g. Amendments: Amendments to approved plans shall be obtained by following the same procedure required for the original approval.

18.71.050 Application Process.

1. Pre-Application Meeting. Applicants are encouraged to meet with municipal staff prior to submitting a formal application to discuss the proposed PUD and identify any potential issues.
2. Application Submission. The applicant shall submit a complete application, including a site plan, project narrative, traffic impact analysis, and other required documents.
3. Public Hearing. The Planning Commission shall hold a public hearing to review the proposed PUD and receive input from the public.
4. Planning Commission Review. The Planning Commission shall review the application and make a recommendation to the City Council.
5. City Council Approval. The City Council shall review the Planning Commission's recommendation and approve, approve with conditions, or deny the PUD application.

18.71.060 Development Agreement.

At the discretion of the municipality, a development agreement may be entered into between the municipality and the developer. The development agreement shall outline the terms and conditions of the PUD, including but not limited to:

1. Project Phasing: Details of the development phasing and timelines for completion.
2. Public Improvements: Requirements for public improvements, including roads, utilities, and open space.
3. Financial Guarantees: Performance bonds or other financial guarantees to ensure the completion of public improvements.
4. Compliance: Provisions for ensuring compliance with municipal standards and regulations.

5. Modifications: Procedures for modifying the development agreement, if necessary.

18.71.070 Other Applicable Regulations.

To the extent that use and development of land located in a Planned Development Overlay Zone includes any matter governed by other applicable regulations set forth in this title, such regulations shall apply in addition to the requirements of this chapter.

18.71.080 Amendments and Modifications.

Any amendments or modifications to an approved PUD must be reviewed and approved by the planning commission and municipal council in accordance with the procedures outlined in Section 18.71.040.



City Council Staff Report

General Plan Amendment

September 5, 2024

BASIC INFORMATION

Applicant: J Lee Investments

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:

Amending the General Plan to modify the designation for residential density for 6.31 acres of land located approximately at 475 West Pleasant View Drive, with this modification changing from the current designation of Low Density Residential (2-3 dwelling units per acre) to Medium and Low Density Residential and Agricultural (4-8 dwelling units per acre).

Public Comment

There have been no public comments submitted to date.

STAFF CONTACTS

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

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

Zone Text Amendment

September 5, 2024

BASIC INFORMATION

Applicant: J Lee Investments

REVIEW AND ANALYSIS

Pleasant View City is proposing a zone text amendment to consider an application to amend the zone text for the R-5 Residential Zone by removing the following from § 18.22.005 and allowing the zone to be applied in other areas of the city:

"The R-5 is limited to the area between 643 W & 800 between 2700 N & 2800 N."

This item is legislative and the Planning Commission will provide a recommendation to the City Council for final approval.

Public Comment

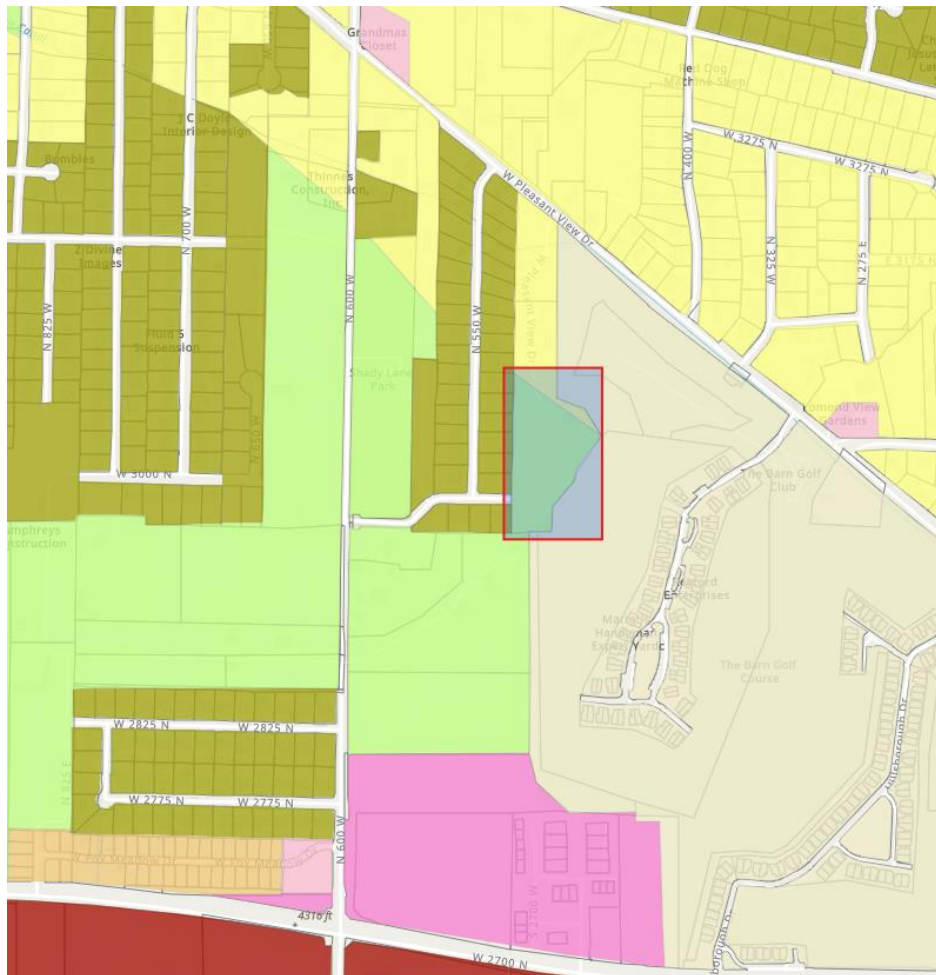
There have been no public comments submitted to date.

STAFF CONTACTS

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

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

ATTACHMENT 1) Current Zoning Map



Annexation Boundary



City Boundary



Weber County Parcels



Future Land Use General Locations (Jan 2020)

-  EMPLOYMENT / BUSINESS PARK
-  GENERAL COMMERCIAL
-  HIGH DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  MIXED USE
-  NEIGHBORHOOD COMMERCIAL
-  PARKS OPEN SPACE
-  PUBLIC
-  RURAL RESIDENTIAL - 2
-  RURAL RESIDENTIAL - 5
-  VERY LOW DENSITY RESIDENTIAL

**PLEASANT VIEW CITY
APPLICATION FOR ZONE TEXT CHANGE**

CODE

CHAPTER/SECTION: Municipal Code Chapter 18 R-5 Zone. Section 18.22.005 _____

CURRENT
LANGUAGE

B. The R-5 is limited to the area between 643 W & 800 W between 2700 N & 2800 N. (Ord. 2022-3, dated 01/25/22)

PROPOSED
LANGUAGE

Remove the following from 18.22.005: "B. The R-5 is limited to the area between 643 W & 800 W between 2700 N & 2800 N. (Ord.2022-3, dated 01/25/22)"

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

NAME: J Lee Investments _____ **PHONE:** 801-458-2142. **FAX:** _____ **ADDRESS:** 3280 North 850
West, Pleasant View, UT 84414 _____ **EMAIL:** jefflee.heritageutah@gmail.com _____

APPLICANT/AGENT:

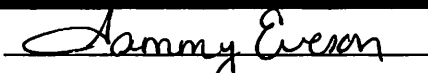
NAME: Jeff Lee _____ **PHONE:** 801-458-2142 _____ **FAX:** _____
ADDRESS: 3280 North 850 West, Pleasant View, UT 84414 _____ **EMAIL:** jefflee.heritageutah@gmail.com _____

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.

Dated: 08/08/24

Dated: _____


Signature of Applicant/Agent


City Representative

For City Use

DATE SUBMITTED: 8/8/24 TAKEN BY: 

FEES (DUE AT TIME OF APPLICATION)

\$300.00	Date Paid _____	Amt. 300.00
\$75.00 (Noticing Fee)	Date Paid _____	Amt. 75.00
Other Fees (if any-see City)	Date Paid _____	Amt. _____

Total Paid 375.00

Zone Text Change Application Checklist

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

- ☒ Application completed.
- ☒ Statement of applicant as to intention and plans for the project.
- ☒ Payment of fees.

Affidavit

Property Owner

I (we) Jeff Lee (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.

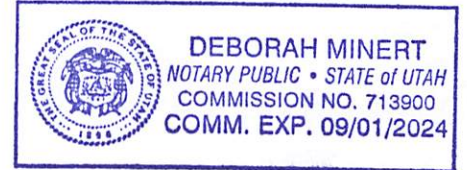
Property Owner(s) Jeff Lee

Subscribed and sworn to me on 08/08/24 (date)

Notary Deborah Minert

(Residing in: Weber County)

My commission expires 9/1/24 (date)



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.

Property Owner(s) _____

Subscribed and sworn to me on _____ (date)

Notary _____

(Residing in: _____)

My commission expires _____ (date)

**PLEASANT VIEW CITY
APPLICATION FOR GENERAL PLAN AMENDMENT**

LOCATION: 475 West Pleasant View Drive, Pleasant View, UT 84414 **ACREAGE:** 6.31 acres

CURRENT DESIGNATION: Low Density Residential (2-3 units per acre)

PROPOSED DESIGNATION: Medium Density Residential (4-8 units per acre)

PARCEL ID NUMBERS: 17-0600053

CURRENT USE : Low Density Residential/Agricultural

PROPOSED USE : Medium and Low Density Residential and Agricultural

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

NAME: J Lee Investments. **PHONE:** 801-458-2142 **FAX:**

ADDRESS: 3280 North 850 West, Pleasant View, UT 84414 **EMAIL:** jefflee.heritageutah@gmail.com

APPLICANT/AGENT:

NAME: Jeff Lee. **PHONE:** 801-458-2142 **FAX:**

ADDRESS: 3280 North 850 West, Pleasant View, UT 84414 **EMAIL:** jefflee.heritageutah@gmail.com

SURVEYOR OR ENGINEER:

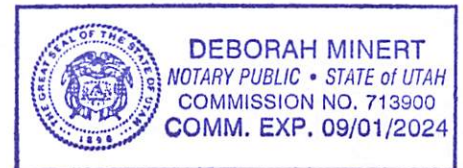
NAME: Jason Felt. **PHONE:** 801-621-3100 **FAX:**

ADDRESS: 5160 South 1500 West, Riverdale, UT 84405. **EMAIL:** jasonf@reeve.co

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



For City Use

DATE SUBMITTED: 8/8/24 **TAKEN BY:** 

FEES (DUE AT TIME OF APPLICATION)

\$150.00 (Application Fee)

\$75.00 (Noticing Fee)

Other Fees (if any-see City)

Date Paid	Amt.	150 ⁰⁰
Date Paid	Amt.	75 ⁰⁰
Date Paid	Amt.	

Form Date: February 2023

Total Paid 225⁰⁰

General Plan Amendment Application Checklist

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

- ☐ Application completed; including names and addresses of applicant, owner(s); affidavit of owners and applicant; all signed and notarized. A complete concept plan for the proposed use of the property must accompany the request.
- ☐ A concept plan of the project that includes a north point, scale and date; a vicinity plan; boundary lines of the proposed project; location all existing or platted streets; important features such as rail lines, water courses, exceptional topography, and buildings within and immediately adjacent to the project; locations and dimensions of all proposed streets, easements, lots, open spaces and other features, with appropriate labeling.
- ☐ Vicinity plans must include a representation of the proposed development with blocks and streets and their relationship to existing streets and utilities; all existing streets, public facilities such as schools or parks, and any commercial or industrial areas within one mile of the project area; all undeveloped areas within the general area of the proposed development and proposed future street systems for that area.
- ☐ Statement of applicant as to intention and plans for the project.
- ☐ Payment of fees.

Affidavit

Property Owner

I (we) Jeff Lee (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 Lee Jeff Lee

Subscribed and sworn to me on 08/08/24 (date)

Notary Deborah Minert

(Residing in: Weber County)

My commission expires 9/1/24 (date)



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.

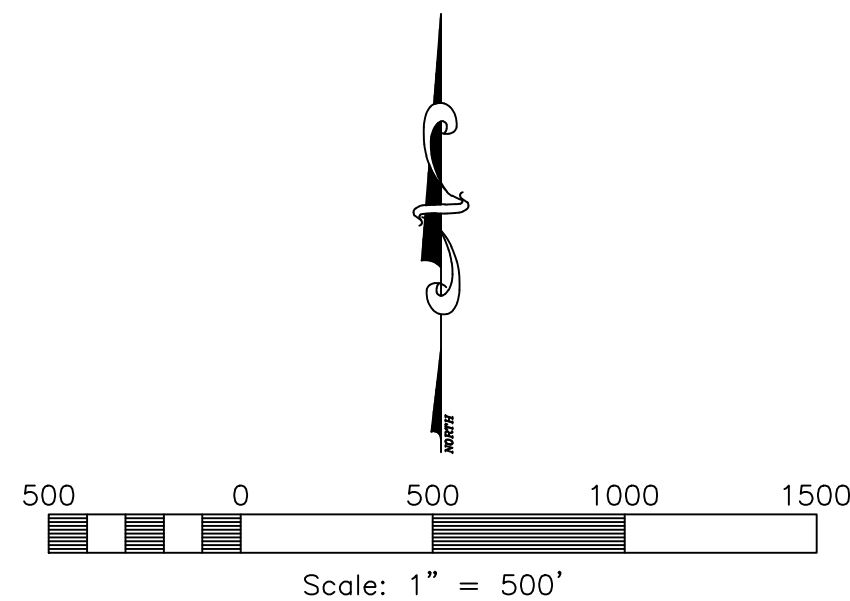
Property Owner(s) _____

Subscribed and sworn to me on _____ (date)

Notary _____

(Residing in: _____)

My commission expires _____ (date)



Lee Property

Weber County, Utah

Developer:
Jeff Lee
(801)458-2142

Reeve & Associates, Inc.

RA

1500 WEST RIVERDALE AVE. SUITE 100
RIVERDALE, UTAH 84405
TEL: (801) 458-2142 FAX: (801) 458-2143
www.reeveandassociates.com

REVISIONS

DATE	DESCRIPTION

Lee Property

PART OF THE EAST 1/2 OF SECTION 30, T.7N., R.1W., S.1.B. & M., U.S. SURVEY
PLEASANT VIEW, WEBER COUNTY, UTAH

Vicinity Map

Project Info.

Engineer: N. Reeve

Planner: C. Cave

Designer: E. Roche

Date: 8-6-24

Name: LEE PROPERTY

Number: 8149-01

Sheet	1
1	Sheets



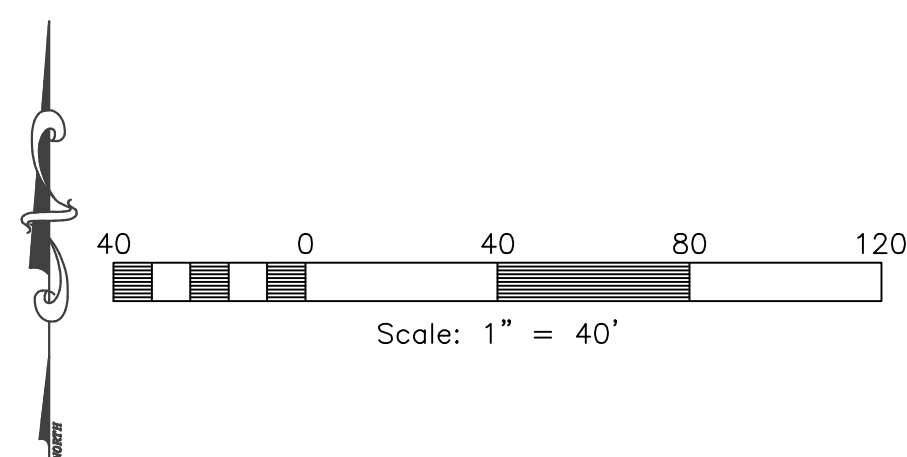
VICINITY MAP
NO SCALE

LEGEND

- = SECTION CORNER
 = BOUNDARY LINE
 = LOT LINE
 = ADJOINING PROPERTY
 = CENTERLINE
 = EASEMENTS
 = SECTION TIE LINE
 = PROPOSED SANITARY SEWER LINE
 = EXISTING SANITARY SEWER LINE
 = PROPOSED SECONDARY WATER LINE
 = EXISTING SECONDARY WATER LINE
 = PROPOSED CULINARY WATER LINE
 = EXISTING CULINARY WATER LINE
 = PROPOSED STORM DRAIN (SIZE VARIES)
 = EXISTING STORM DRAIN
 = EXISTING FENCE LINE
 = PROPOSED FIRE HYDRANT
 = EXISTING FIRE HYDRANT
 = PROPOSED SANITARY SEWER MANHOLE
 = EXISTING SANITARY SEWER
 = PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
 = PROPOSED PAVEMENT
 = PROPOSED CONCRETE
 P.U.E. = PUBLIC UTILITY EASEMENT
 EX.FH = EXISTING FIRE HYDRANT
 FH = PROPOSED FIRE HYDRANT

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	20.00'	31.32'	28.22'	N46°13'00"E	89°43'27"
C2	20.00'	9.80'	9.70'	S12°40'53"E	28°04'21"
C3	65.00'	1.38'	1.38'	S26°06'37"E	1°12'54"
C4	65.00'	76.44'	72.11'	S08°11'07"W	67°22'35"
C5	65.00'	46.05'	45.09'	S62°10'12"W	40°35'34"
C6	65.00'	41.62'	40.91'	N79°11'28"W	36°41'06"
C7	20.00'	9.80'	9.70'	N74°53'06"W	28°04'21"



NORTHEAST CORNER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT MARKED "1967"

BOUNDARY DESCRIPTION

PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN AN EXISTING FENCELINE, SAID POINT BEING 2258.99 FEET NORTH 00°58'26" EAST AND 248.24 FEET NORTH 89°01'34" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 30 (SAID SOUTHEAST CORNER BEING SOUTH 00°58'26" WEST 5341.30 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30); THENCE ALONG SAID FENCELINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 24°01'26" EAST 17.97 FEET; (2) SOUTH 24°23'47" WEST 64.87 FEET; (3) SOUTH 29°37'53" WEST 149.50 FEET; (4) SOUTH 37°17'56" WEST 147.56 FEET; (5) SOUTH 38°54'56" WEST 124.92 FEET; THENCE SOUTH 00°30'00" WEST 35.93 FEET; THENCE WEST 169.64 FEET TO THE EASTERLY LINE OF SHADY SPRINGS ESTATES SUBDIVISION; THENCE NORTH 01°21'17" EAST 570.66 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 88°38'43" EAST 160.00 FEET; THENCE SOUTH 01°21'17" WEST 104.64 FEET; THENCE SOUTH 88°38'43" EAST 260.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 158,177 SQUARE FEET OR 3.631 ACRES.

SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT MARKED "2004"

Lee Property

Pleasant View City, Weber County, Utah

Developer:

Jeff Lee
(801) 458-2142



REVISIONS	DATE	DESCRIPTION
	8-7-24	LOT SIZE REVISION

Lee Property
PART OF THE EAST 1/2 OF SECTION 30 T7N, R1W, S1B & M, U.S. SURVEY
PLEASANT VIEW CITY, WEBER COUNTY, UTAH

Concept Plan

Project Info.

Engineer: N. Reeve
 Planner: C. Cove
 Designer: E. Roche
 Date: 5-30-24
 Name: LEE PROPERTY
 Number: 8149-01

Sheet	1
1	Sheets



City Council Staff Report

Conditional Use Permit and Site Plan

September 5, 2024

BASIC INFORMATION

Applicant: ALS Development

REVIEW AND ANALYSIS

Pleasant View City has received an application for Site Plan and a Conditional Use Permit for Peak View Plaza Lot 5, located at 420 West 2700 North. The project consists of 0.64 acres and is intended to be used for commercial purposes.

The Site Plan has been reviewed by the City's Development Review Committee (DRC) with recommendation of approval with minor revisions to match redline adjustments. The Site Plan meets setback requirements within the C-2 Commercial Zone where the project is located. The purpose of General Commercial C-2 is outlined in City Code § 18.27.010:

City Code § 18.27.010

Typical uses within the zone have impacts that necessitate substantial buffers to integrate the use within the community. Certain uses may not be compatible with adjacent single family homes.

The Conditional Use Permit portion of this application relates to a Fast Food Restaurant being designated as a Conditional Use in this zone and for the Planning Commission to take into account specific conditions of approval necessary to allow for this use.

City Code § 18.27.060

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.

Public Comment

No public comment has been submitted to date on this proposal.

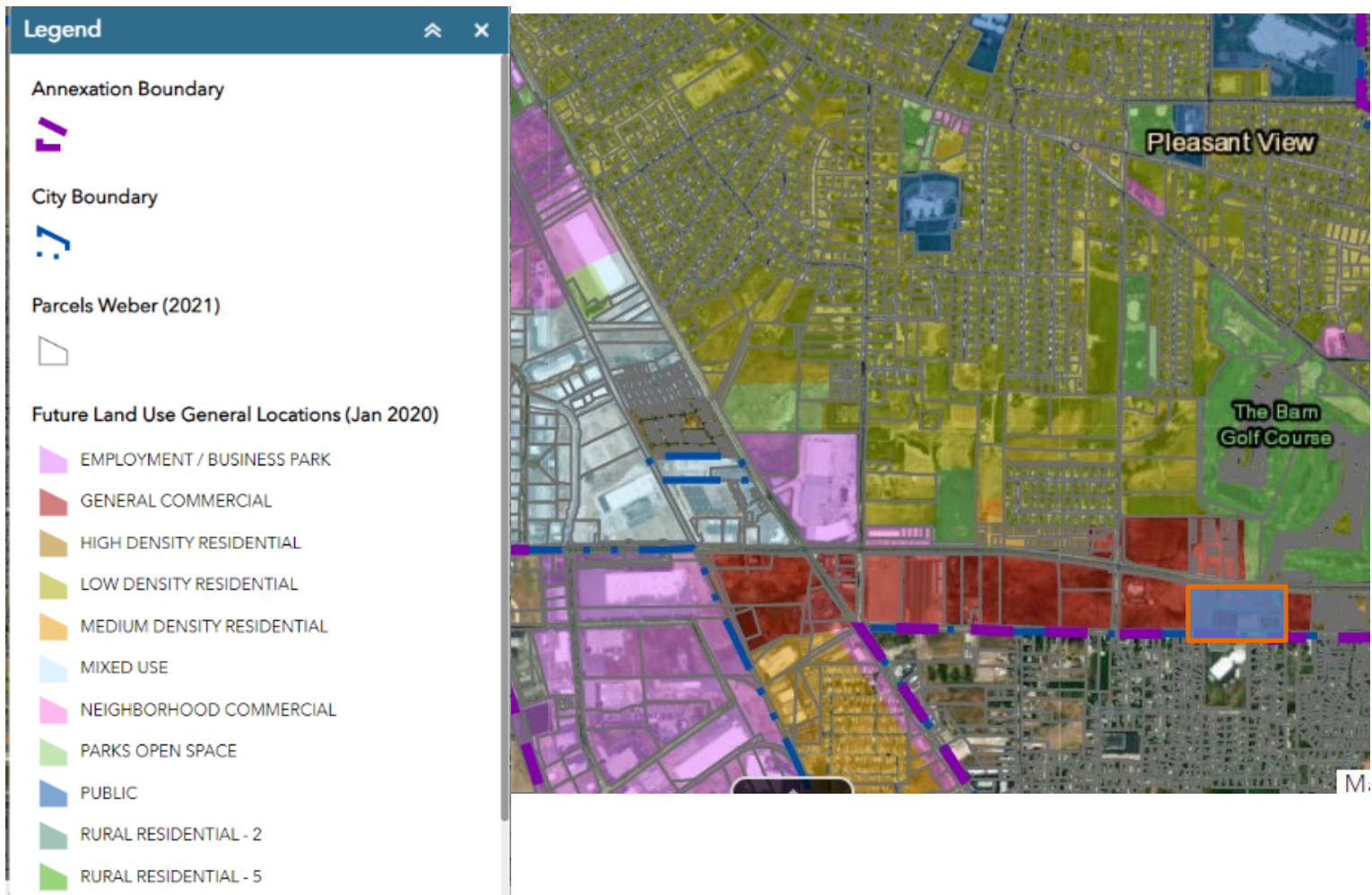
STAFF CONTACT

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

ATTACHMENT 1) Site Plan



ATTACHMENT 2) Vicinity Map



Chapter 18.54 - Conditional Uses and Site Plans

18.54.010 Purpose and Intent.

A. The purpose and intent of conditional uses is to allow in certain areas compatible integration of uses which are related to the permitted uses of the zone, but which may be suitable and desirable only in certain locations in that particular zone due to conditions and circumstances peculiar to that location and/or upon certain conditions which make the uses suitable and/or only if such uses are conducted, designed, laid out, and constructed on the proposed site in a particular manner.

B. The purpose and intent of site plan review is to assure compatible and complimentary design of sites, buildings and infrastructure that further the goals and policies of the City's General or Master Plans.

C. It is intended that site plans for conditional uses be included with and reviewed simultaneous with conditional use permit review. (Ord 2009-16, dated 10/13/09; prior codes: Ord. 2007-9, 6/26/07, Ord. 87-17.03 (part), 1987 and §34-23-1)

18.54.020 Conditional Use Permit.

A. A conditional use permit shall be required for all uses listed as conditional uses in the zone regulations.

B. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

C. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

D. A conditional use permit may be revoked by the Planning Commission, upon failure to comply with the conditions imposed with the original approval of the permit.

E. The consideration of a conditional use permit shall also include the consideration of a site plan as contained in this chapter and the Planning Commission may impose any conditions or requirements designated or specified to meet the provisions of this chapter and the City's General or Master plans. (Ord 2009-16, dated 10/13/09; prior codes: Ord. 2007-9, 6/26/07, Ord. 87-17.03 (part), 1987 and §34-23-1)

18.54.030 Site Plan Approval Required.

A. For all uses other than single family dwellings and related accessory buildings, the location of main and accessory buildings on the site and in relation to one another, the traffic circulation features within the site, the height and bulk of buildings, the design features and materials of the buildings and site, the provision of off-street parking space, the provision for driveways for ingress and egress, the provision of landscaping and open space on the site, desired or necessary connections to adjacent sites, access to adjacent roadways, and the display of signs shall be in accordance with a site plan or plans or subsequent amendment thereof as approved by the planning commission prior to issuance of a building, or land use permit. In approving site plans, the Planning Commission may impose any conditions or requirements designated or specified to meet the provisions of this chapter and the City's General or Master plans.

B. A site plan shall include all items as designated by the city in check lists supplied with the application forms and as needed to evaluate the requirements of this chapter and the zone in which located. In considering any site plan hereunder, the Planning Commission shall endeavor

to assure safety and convenience of traffic movement both within the land area considered and in relation to street access, harmonious and beneficial relation among the buildings and uses in the land area considered, and the satisfactory and harmonious relation between such area and contiguous land and buildings and with adjacent neighborhoods.

C. The requirements established in the site plan approval, and the zoning regulations of the city shall be provided and maintained as a condition of the establishment and maintenance of any use to which they are appurtenant. (Ord 2009-16, dated 10/13/09; prior codes: Ord. 2007-9, 6/26/07, Ord. 87-17.03 (part), 1987 and §34-23-1)

18.54.040 Review Procedure.

A. Application on forms provided by the city for a conditional use permit or site plan approval shall be made to the City Planner.

B. Detailed location, site and building plans according to the check list provided with the application forms shall accompany the completed application forms.

C. The city planner shall determine whether or not an application is complete. If not complete the applicant will be informed of the deficiencies. Once an application is complete, the city planner shall forward copies to appropriate staff or agencies for review and comment and schedule the application at a regularly scheduled DRC (Development Review Committee) meeting. Upon a recommendation from the DRC, who may do so with conditions or list of requirements, the application shall be scheduled for a hearing at the next applicable Planning Commission meeting.

D. The Planning Commission may approve, deny or approve with conditions. (Ord 2009-16, dated 10/13/09; prior codes: Ord. 2007-9, 6/26/07, Ord. 87-17.03 (part), 1987 and §34-23-1)

18.54.050 Review Criteria. The Planning Commission shall not approve a conditional use permit or site plan unless evidence is presented to establish that:

A. The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community; and

B. Such use will not, under the circumstance of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding and/or planned future uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs; and

C. The proposed use will comply with the regulations and conditions specified in this title for such use including the design standards of the city and the standards of this chapter; and

D. The proposed use conforms to the goals, policies, governing principles, and the land uses found in the General Plan of the city; and

The proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity, or the community or area as a whole. (Ord 2009-16, dated 10/13/09; prior codes: Ord. 2007-9, 6/26/07, Ord. 87-17.03 (part), 1987 and §34-23-1)

18.54.060 Determination. The Planning Commission may review any application for a conditional use or site plan to be located within any zone in which the particular use is allowed by the use regulations of that zone. In reviewing any conditional use or site plan application, the Planning Commission shall include such requirements and conditions necessary for the protection of adjacent properties and the public welfare, and those needed to be in conformance with the

General Plan, city ordinances, and the standards of this chapter. (Ord 2009-16, dated 10/13/09; prior codes: Ord. 2007-9, 6/26/07, Ord. 87-17.03 (part), 1987 and §34-23-1)

18.54.070 Installation and Guarantee of Improvements.

A. Consistent with city approvals under this chapter, prior to any building permit being issued or any property being developed, subdivided or used, the property owner or developer shall agree to install all approved and required improvements, including but not limited to: landscaping, parking lots, fences, walls and utilities (sewer, water, gas lines, utilities, streets, storm sewer and others as set forth in the subdivision ordinances of the city) to the property line or such location as required by the city to facilitate the orderly and proper development of the surrounding property.

B. When such improvements are required an escrow guarantee for the public portion of those improvements shall be required under the requirements and conditions as set forth in the subdivision ordinances before building or development may begin.

C. Occupancy of any building or the beginning of any approved use shall not commence until all required improvements, whether public or private, are in place or unless additional escrow is established.

D. Any required public right of way or easement shall be deeded or dedicated to the city prior to the issuance of any permits for construction or use. (Ord 2009-16, dated 10/13/09; prior codes: Ord. 2007-9, 6/26/07, Ord. 87-17.03 (part), 1987 and §34-23-1)

18.54.080 Building Permit. Following the approval of a conditional use permit or site plan application, the Community Development Department may approve an application for a building permit and shall insure that development is undertaken and completed in compliance with the approvals and conditions pertaining thereto. . (Ord 2009-16, dated 10/13/09; prior codes: Ord. 2007-9, 6/26/07, Ord. 87-17.03 (part), 1987 and §34-23-1)

18.54.090 Expiration. Unless there is substantial action under a conditional use permit or site plan approval within a maximum period of six months of its issuance or approval, the approval or permit shall expire. The Planning Commission may grant a maximum extension of six months under exceptional circumstances. . (Ord 2009-16, dated 10/13/09; prior codes: Ord. 2007-9, 6/26/07, Ord. 87-17.03 (part), 1987 and §34-23-1)

18.54.100 Appeals. For purposes of this chapter, the City Council shall be the Appeal Authority. All appeals of actions taken under the authority of this chapter shall be heard by the City Council. Appeal requests must be submitted to the Community Development Department within 30 days of the action appealed. . (Ord 2009-16, dated 10/13/09; prior codes: Ord. 2007-9, 6/26/07, Ord. 87-17.03 (part), 1987 and §34-23-1)

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

PROJECT NAME: Peak View Plaza Lot 5

LOCATION: 420 W 2700 N **PARCEL ID #:** 174530005

ACREAGE: .64 acres

CURRENT USE: Commercial

PROPOSED USE
Commercial

PROPERTY OWNER(S):

NAME: ALS Development **PHONE:** 801-866-3141

FAX: NA

ADDRESS: 2143 W 700 N # 2 Ogden, UT

84404 **EMAIL:** jeremyscheer1@gmail.com

APPLICANT/AGENT:

NAME: Same as Owner **PHONE:** _____

FAX: _____

ADDRESS: _____ **EMAIL:** _____

SURVEYOR:

NAME: Reeve and Associates **PHONE:** 801-621-3100

FAX: NA

ADDRESS: 5160 S 1500 W Ogden, UT

84405 **EMAIL:** nate@reeve.co

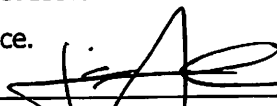
ENGINEER:

NAME: Same as Surveyor **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.



Signature of Applicant/Agent

8/12/24

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: August 2024

Form Date: August 2023

Affidavit

8/22/24 JAE

Property Owner

I (we) ALS Development LLC (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) JAE JAYSON ADAM

State of: Utah) §
County of: Weber)

Subscribed and sworn to before me on this 12th of August, in the year 2024, 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 Seal



[Signature]
Notary Public

Agent Authorization

I(we) NA (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) NA

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