



# Planning Commission Staff Report

## 1722 West 2700 North

Site Plan for Fast-Food Restaurant

October 3, 2024

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### BASIC INFORMATION

<b>Applicant:</b>	Jack in the Box
<b>Location:</b>	1722 West 2700 North   Weber County Parcel: 19-445-0001
<b>Zone:</b>	Gateway West (GWW)
<b>Acreage:</b>	0.854

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### PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider a site plan proposal requested for a Fast-Food Restaurant to be placed at 1722 West 2700 North in the Gateway West zone.

#### ***Gateway West Zoning Description, Intent and Uses*** | City Code § 20.38.200

The intent of the Gateway West Zone is to provide areas for development compatible with a major arterial highway corridor (2700 North). It is intended to provide a full range of office, restaurant, retail commercial and service uses which are oriented to serve the City as a whole. The zone also calls for a walkable environment while also accommodating automobile traffic, with an intent to encourage orderly, aesthetically pleasing development.

The Gateway West Zone includes Restaurants and/or Fast-Food establishments as permitted uses.

#### ***Gateway West Zoning Requirements*** | City Code § 18.43.400; 18.43.250

Architectural style, colors and materials are assessed to maintain a consistent quality throughout the area. Uses are required to incorporate street side windows and pedestrian leisure spaces.

#### ***Building Elevations***

Current Code requirements:

- Colors and building materials must be compatible with the approved uses.
- Visual variety and high-quality materials with compatible color schemes are required. Such quality of building design, materials and colors are intended to enhance the area.
- Building exteriors in the Gateway West Area include requirements of brick, stucco, and/or stone, which include no more than 30% of the building exterior comprising of stucco and no more than 60% comprising of glass.

Staff Analysis:

The proposal appears consistent these standards, but the information reviewed in plans does not provide a clear indication of the breakdown of percentages for building materials. Awnings included in the submitted plans are metal, which is consistent with the requirements in City Code.

Lighting

Current Code requirements:

- Site and security lighting shall be designed to enhance the architectural quality of the development.
- Screening of lights from residential areas is required and glare from traffic areas shall be minimized.
- Lighting consistency utilizing a design approved for the entire area shall be required in the parking lots, near sidewalks and in the landscaping.
- No lights shall be used that are unnecessary for regular business, particularly after 10:00 P.M. Lights that are in the vicinity of residential neighborhoods are restricted.
- Bollards illuminating pedestrian access walkways are required.

Staff Analysis:

In reviewing proposed plans, there isn't specific clarification on the intended lighting plans regarding the hours of use, neighboring residential areas and pedestrian pathways. Additional information will be helpful in ensuring that standards are properly met.

Traffic Management and Parking

Current Code requirements:

- Parking lot access shall be evaluated as part of the overall plan using best management practices and City standards.
- All ADA requirements shall be met as part of the design of any pedestrian way.
- Traffic management of parking areas shall integrate these areas with the streets and adjacent uses to facilitate the safe flow of traffic.
- At each point that the on-site pedestrian walkway system crosses a parking lot or internal street or driveway, the walkway or crosswalk shall be clearly marked through the use of a change in elevation or paving materials distinguished by their color, texture, or height. A walkway through the parking lot connecting to the walkway along the primary building shall be required and is subject to City approval. With city approval a walkway through the parking area may be shared by two adjoining parcels and/or another alternative may be considered.
- Sidewalks constructed of concrete and stamped concrete at driveway intersections and other key pedestrian areas as defined by the City and designed to weave through the front yard landscaping adjacent to the public street.
- A detailed pedestrian circulation plan.
- Providing at least two bicycle parking spaces.

Staff Analysis:

The proposed plans provide clear pedestrian and vehicular paths and generally meet the code requirements. The number of parking spaces included meets the requirements of code, including ADA requirements with two ADA stalls included in the design. There

is also a bicycle rack shown as per the requirements of the code. More clarification about transitions from pedestrian areas through vehicular traffic areas would be helpful in ensuring that standards including transitions with changes in materials are met.

#### Landscaping

Current Code requirements:

- 12% of site landscaped with a variety of landscaping, including options for xeriscape.

Staff Analysis:

- The proposal meets all landscape requirements and provides significant detail achieving in this with a variety of landscaping as part of the proposed plans, including options for plants, trees, mixed gravel types, and xeriscape.

#### Development Review Committee Overall Review

The City's DRC met to discuss this proposal with overall indication that the project meets requirements in various Engineering, Fire and Public Works standards. The project is within the Bona Vista Water District and will be serviced accordingly. Geotechnical and other required evaluations were completed and provided.

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#### STAFF RECOMMENDATION

Staff recommends approval of the site plan with consideration of the following conditions of approval:

1. Confirming that building exteriors materials in the Gateway West Area are consistent with meeting requirements of brick, stucco, and/or stone, which include no more than 30% of the building exterior comprising of stucco and no more than 60% comprising of glass. If inconsistent, working with the Development Review Committee (DRC) to make appropriate adjustments to building materials prior to issuance of a building permit.
2. Confirming materials for pedestrian crossings meet standards in Code.
3. Providing detailed lighting plans and components meeting DRC approval through ensuring that all lighting standards are being met.
4. UDOT Final Approval of Site Plan traffic patterns.

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#### STAFF CONTACT

Amy Mabey, MPA

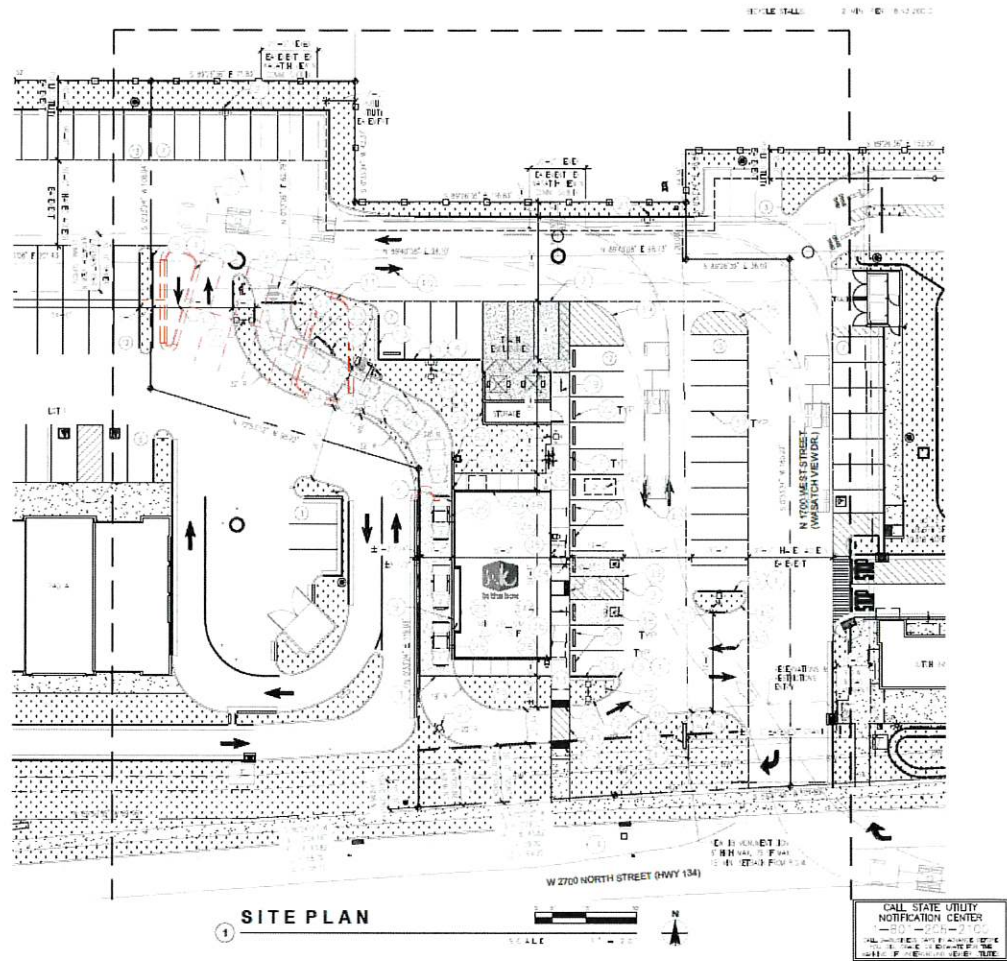
[amabey@pleasantviewcity.com](mailto:amabey@pleasantviewcity.com)

801-782-8529

ATTACHMENT 1) Vicinity Map



ATTACHMENT 2) Overall Site Plan



SITE PLAN NOTES:

- ① EXISTING CURB & GUTTER.
- ② PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
- ③ PROPOSED 6" CURB WALL. SEE DETAIL 2/C4.0.
- ④ PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 3/C4.0.
- ⑤ PROPOSED 3' ROLL GUTTER. SEE DETAIL 6/C4.0.
- ⑥ SAWCUT EXISTING ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.
- ⑦ SAWCUT EXISTING CURB & GUTTER TO PROVIDE A SMOOTH EDGE FOR PROPOSED CURB & GUTTER TO MATCH INTO.
- ⑧ ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAILS 13/C4.0 AND 14/C4.0.
- ⑨ ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAILS 4/C4.0 & 5/C4.0.
- ⑩ PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- ⑪ PROPOSED BIKE RACK. SEE DETAIL 10/C4.0.
- ⑫ PROPOSED CONCRETE WHEEL STOP (TYP.).
- ⑬ PROPOSED DEDICATED WAITING PARKING SIGN (TYP.). SEE ARCHITECTURAL PLANS FOR DETAILS.
- ⑭ PROPOSED PAINTED PEDESTRIAN WALKING PATH. SLOPES TO NOT EXCEED 2% CROSS SLOPE AND 5% LONGITUDINAL SLOPE.
- ⑮ PROPOSED "THANK YOU/DO NOT ENTER" SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS.
- ⑯ PROPOSED "DRIVE-THRU" SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS.
- ⑰ PROPOSED SINGLE BAR HEIGHT CLEARANCE (9'-0") AND WARNING POLE SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS.
- ⑱ PROPOSED MENU PREVIEW BOARD AND MENU ORDER BOARD WITH PROTECTIVE BOLLARDS AND WEATHER PROTECTION CANOPY. SEE ARCHITECTURAL PLANS FOR DETAILS.
- ⑲ PROPOSED SITE LIGHTING. SEE ELECTRICAL PLANS FOR DETAILS.
- ⑳ PROPOSED MONUMENT SIGN. CONTRACTOR TO PROVIDE CONDUIT AND WIRING TO SIGN LOCATION (SEE ELECTRICAL PLANS FOR DETAILS). SIGN TO BE INSTALLED BY SIGN CONTRACTOR.
- ㉑ CONTRACTOR TO TAPER CURB & GUTTER TO MATCH INTO EXISTING BACK OF SIDEWALK.
- ㉒ EXISTING DRIVE APPROACH.
- ㉓ PROPOSED 30" SQUARE CONCRETE PAD FOR TRASH RECEPTACLE.
- ㉔ EXISTING TRASH ENCLOSURE.
- ㉕ EXISTING PARKING LOT LIGHT POLE.
- ㉖ EXISTING PRECAST CONCRETE SCREENING WALL.
- ㉗ EXISTING GAS MAIN INDICATOR SIGN.
- ㉘ PROPOSED CONCRETE PAVERS TO BE INSTALLED ALONG PARKING STALL EDGE. SEE ARCHITECTURAL PLANS FOR DETAILS.

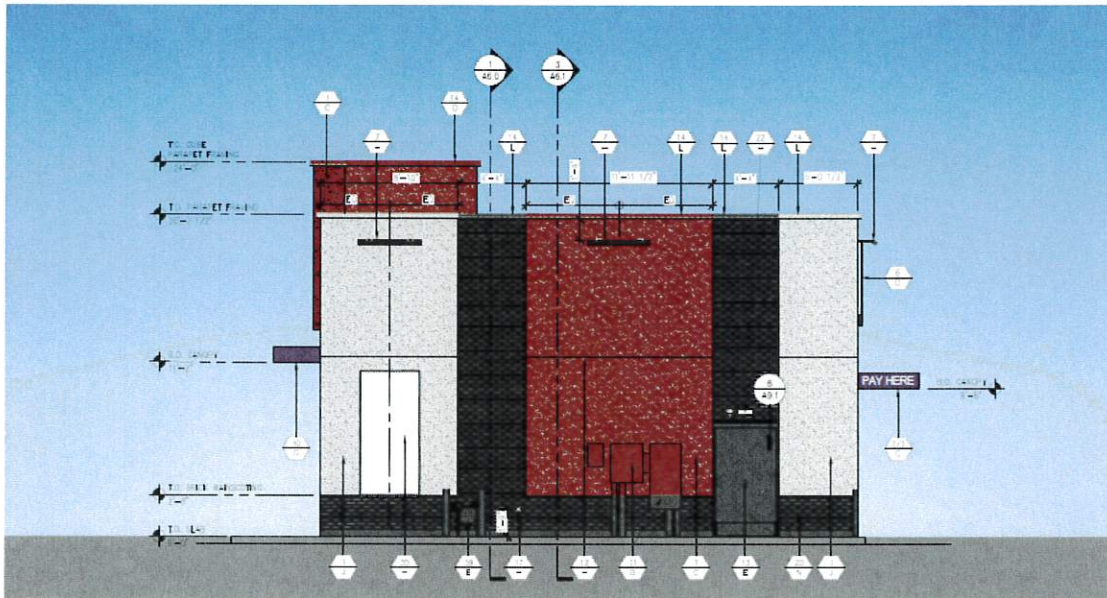
ATTACHMENT 3) Building Elevations | Proposed



1 FRONT ELEVATION (SOUTH)  
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION (EAST)  
SCALE: 1/8" = 1'-0"



① REAR ELEVATION (NORTH)  
SCALE: 1/4" = 1'-0"



② DRIVE-THRU ELEVATION (WEST)  
SCALE: 1/4" = 1'-0"



**ATTACHMENT 5) Application**

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

**PROJECT NAME:** Jack in the Box #1331

**LOCATION:** 1722 W 2700 North, Pleasant View, UT 84404      **PARCEL ID #:** 194450001

**ACREAGE:** 0.854

**CURRENT USE:** Vacant Lot

**PROPOSED USE:** Fast food restaurant

**PROPERTY OWNER(S):**

**NAME:** Dee R. Hansen/Wasatch View Retail      **PHONE:** 801-540-2002      **FAX:** n/a  
**ADDRESS:** 2265 E. Murray Holladay Road, SLC, Utah 84117      **EMAIL:** dh@drhco.com

**APPLICANT/AGENT:**

**NAME:** Magellan Architects, Karen Wallace      **PHONE:** 425-885-4300      **FAX:** n/a  
**ADDRESS:** 8383 158<sup>th</sup> Ave NE #280, Redmond, WA 98052      **EMAIL:** karen@magellanarchitects.com

**SURVEYOR:**

**NAME:** CIR Civil Engineering, LLC; Colby Anderson      **PHONE:** 435-757-2004      **FAX:** n/a  
**ADDRESS:** 10718 S. Beckstead Lane, Suite 102, South Jordan, UT 84095      **EMAIL:** colby@cirengineering.com

**ENGINEER:**

Same as Surveyor above.

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

9/13/24

Date