

# Pleasant View Planning Commission

## Meeting Agenda - Revised

Thursday, November 7, 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.  
(Vice Chair Julie Farr)
- b. Declaration of Conflicts of Interest.

6:05 P.M. 2. **Administrative Items.**

- a. Minor Subdivision. Consideration of a proposed Minor Subdivision for 11.31 acres of land located at approximately 2690 North 600 West.

6:20 P.M. 3. **Public Hearings – Legislative Items and Recommendations for City Council.**

- a. Zone Text Amendment. Consideration of a text amendment for Manufacturing and Commercial Parking Requirements.
- b. General Plan Amendment. Consideration of a proposed amendment to the Community Character table of the General Plan to provide distinction for Rural Residential Land Use classifications corresponding with the language and specifications in the Future Land Use Map.
- c. General Plan Amendment. Consideration of a proposed amendment to the General Plan for 30.6 acres of land located at approximately 540 West 4300 North, from Rural Residential 5 to Rural Residential 2.

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. on **Thursday, November 7, 2024, at 6:00 PM.***

*Notice posted on October 25, 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

## HCA Mountain Star – Minor Subdivision

November 7, 2024

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### BASIC INFORMATION

|                                 |                                    |
|---------------------------------|------------------------------------|
| <b>Applicant:</b>               | Trent Williams                     |
| <b>Owner:</b>                   | Columbia Ogden Medical Center Inc. |
| <b>Acreage:</b>                 | 11.31                              |
| <b>Lots:</b>                    | 3                                  |
| <b>Location:</b>                | 2690 N 600 W                       |
| <b>Parcels:</b>                 | 17-063-0067                        |
| <b>Current Zoning District:</b> | C-2                                |
| <b>Current Land Use:</b>        | Undeveloped                        |
| <b>Proposed Land Use:</b>       | Office/Medical Buildings           |

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### PROPOSAL AND BACKGROUND

An application is before the Planning Commission for consideration of a minor subdivision of a parcel at 2690 N 600 W. The applicant is proposing to split one lot into three lots for future development of medical office spaces and has completed a subdivision plat, which has been approved by the Development Review Committee with comments and conditions by Staff and City Engineer. The property is currently occupied by the Pleasant View Emergency Center on the corner of 600 W and 2700 N. This parcel is located in the C-2 zone which is intended for General Commercial uses including the uses of offices and specifically medical/dental offices. The application for a minor subdivision is required to go to the Planning Commission for approval.

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### STAFF REVIEW

Intent:

**17.10.010 Intent:**

1. It is the intent of this Chapter that Minor Subdivision Application approval is a discretionary action of the Planning Commission, accompanied with findings of fact, following the receipt of a Development Review Committee, hereinafter referred to as DRC, recommendation. For Minor Subdivisions, the Planning Commission shall be the Land Use Authority. (Ord.2008-5, dated 4/8/08)

Qualification:

**17.10.020 Minor Subdivision Qualification:** In order to be considered for approval as a minor subdivision under this chapter, a subdivision must meet the following standards:

- a. Must meet all applicable requirements of the zone in which located and may not be a special approval development (no PRUD, cluster development, or other special approval development).
- b. Must consist of four or less lots.
- c. Must be located on an existing dedicated public right of way.
- d. Must provide all normally required improvements or receive a specific deferral from the Planning commission for such improvements.
- e. Must meet all other appropriate requirements of this title. (Ord.2008-5, dated 4/8/08)

**Staff Analysis:**

Application meets all qualifications stated for minor subdivision.

**Compliance with Zoning and Land Use:**

**18.27.010 Purpose.**

A. The purpose of this zone is to replace 18.26, 18.28, 18.30, 18.31 and consolidate commercial zoning to two classifications of commercial zones. The two zones are created based upon classification of the types of activity and whether the use is complementary and compatible with the zone. The zones are more fully described as follows:

1. Neighborhood Commercial, C-1 Zone.

- a. Provides for the sale and supply of daily living needs for people in nearby neighborhoods.
- b. Promotes uses that have few negative impacts with hours of operation that are compatible with adjacent neighborhoods. The range of uses is such that most people would be willing to live nearby.

2. General Commercial, C-2 Zone.

- a. In addition to the uses contemplated in the C-1 zone, the general commercial zone allows for the full range of office, retail, service and entertainment needs of the city as a whole and the region of which it is a part.
- b. 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. (Ord.2000-28, 12/12/00)

**Access and Circulation:**

The newly created lots will have access from the continuation 2650 North, a private row, that runs from 600 W to the Peak View Subdivision to the east with a cross-access agreement.

**Staff Comment:**

With review by the DRC, this subdivision has been determined to meet the above requirements for Minor Subdivision.

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**STAFF RECOMMENDATION**

Staff recommend approval of the HCA Mountain Star Minor Subdivision, subject to final review and approval from the Development Review Committee (DRC).

**Public Comment:**

*There have been no comments.*

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## STAFF CONTACT

Tammy Eveson  
Planner I  
[teveson@pleasantviewcity.com](mailto:teveson@pleasantviewcity.com)  
801-827-0466

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## ATTACHMENT(S)

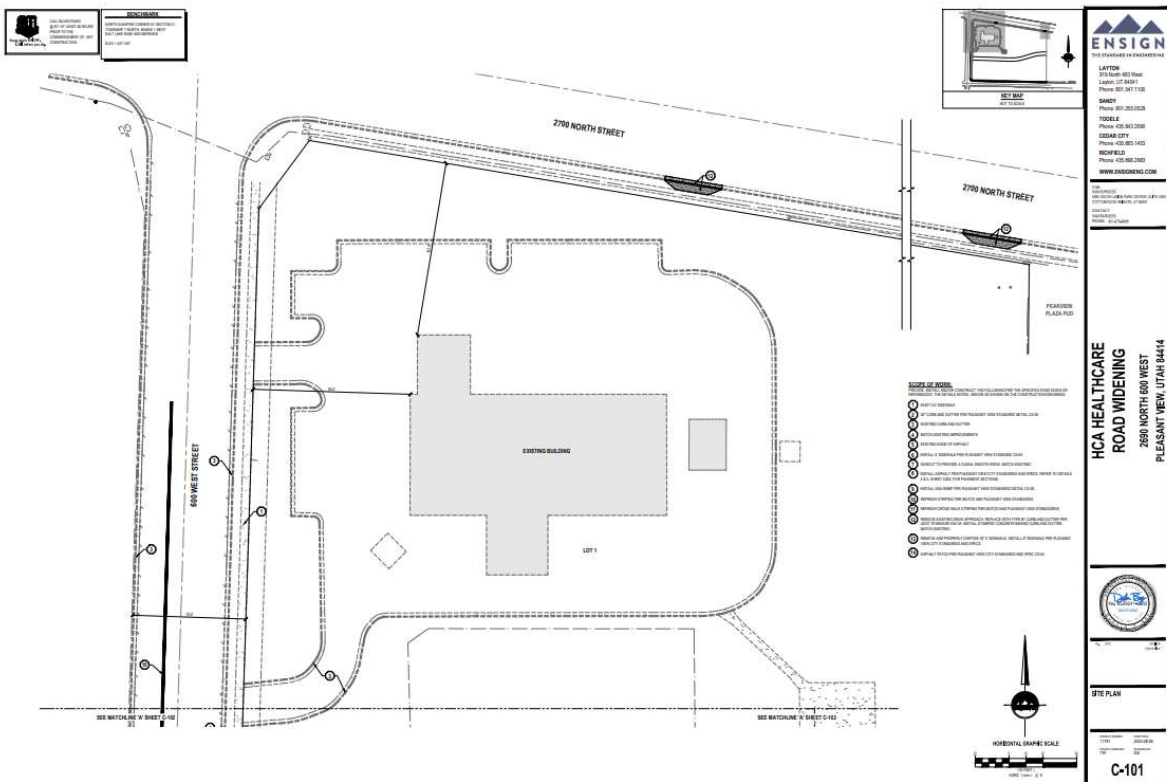
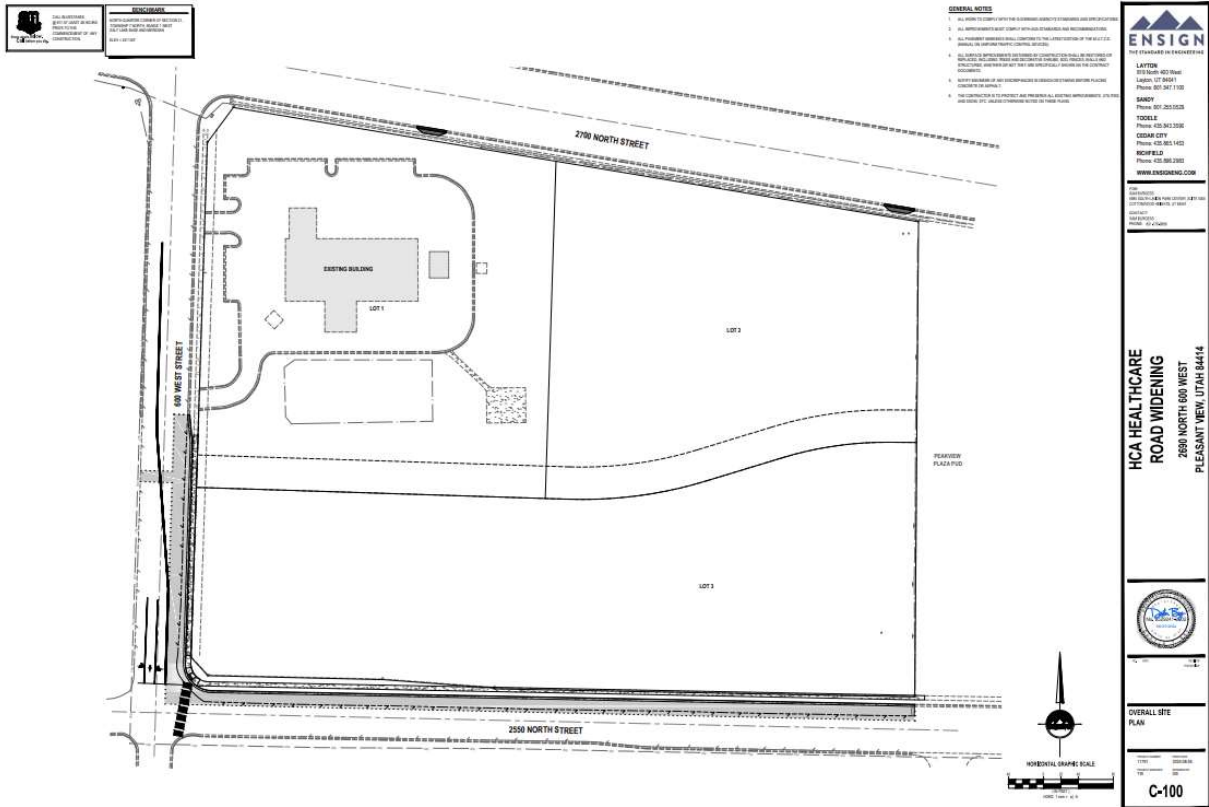
- 1) Vicinity Map
- 2) Plat Map with Engineer's Review Comments
- 3) Application

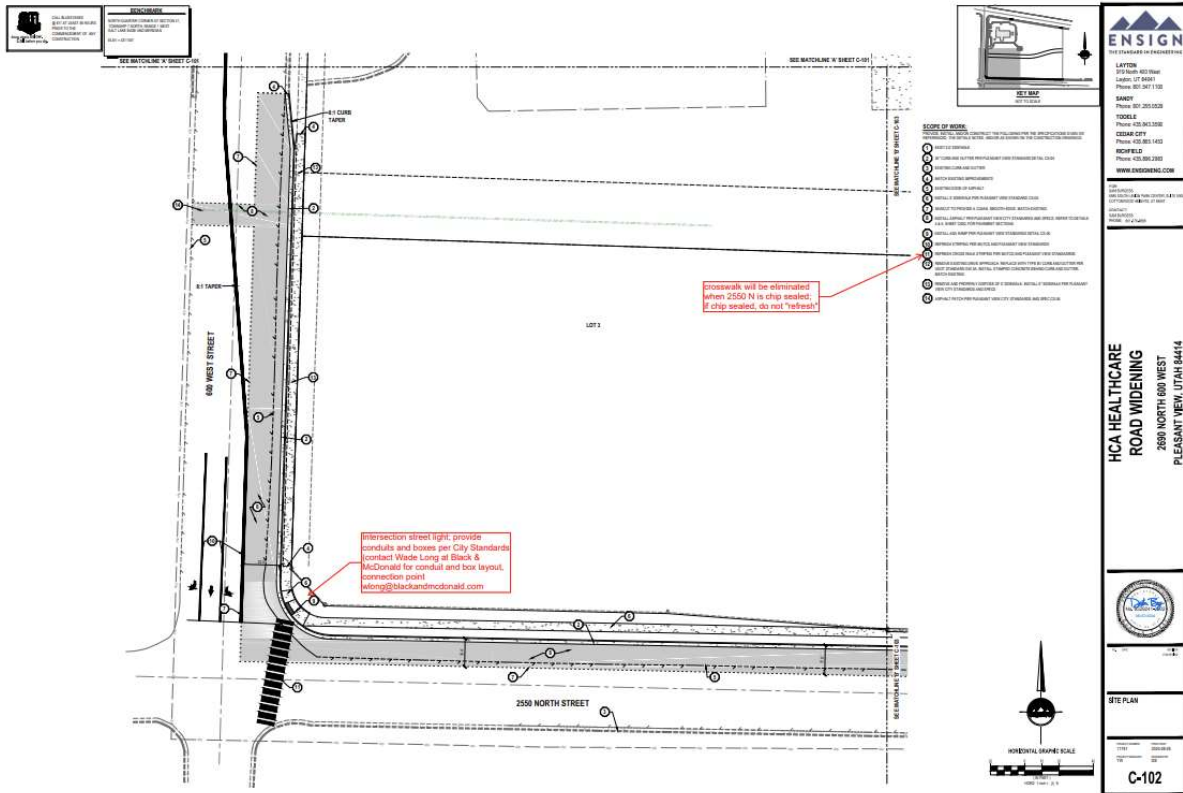
### ATTACHMENT 1) Vicinity Map

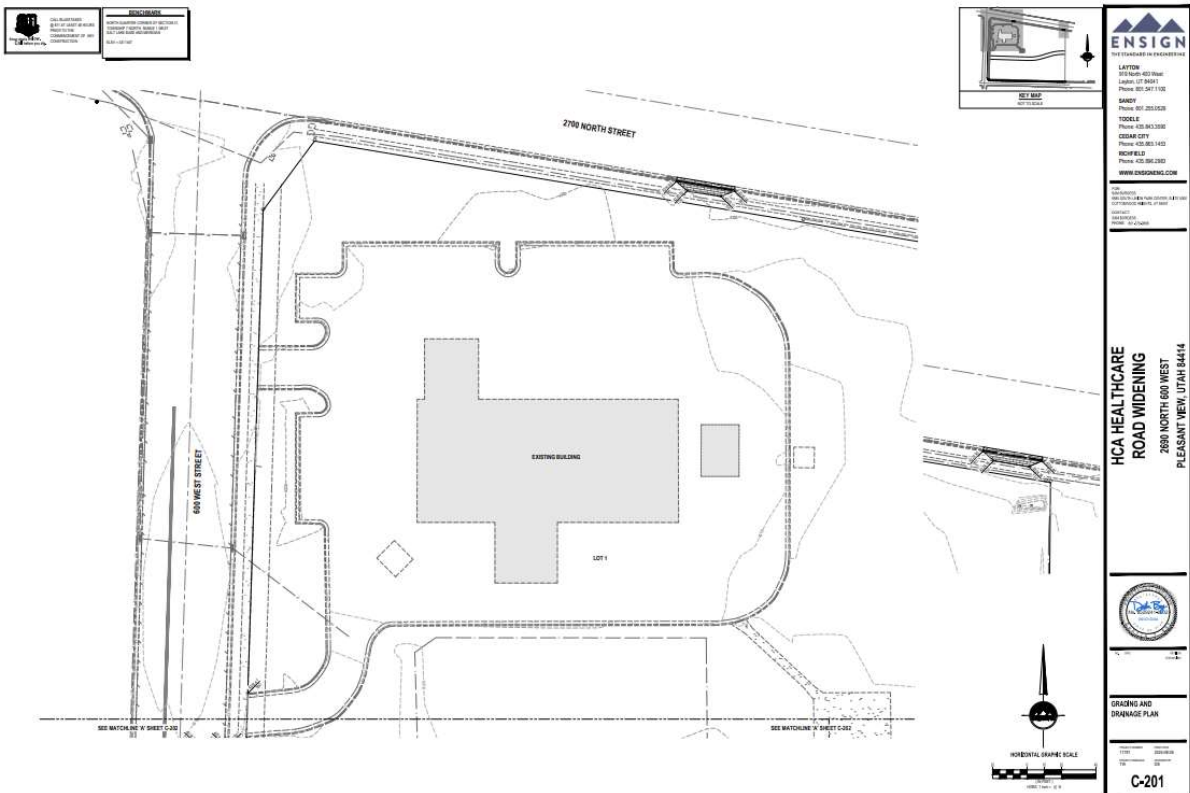
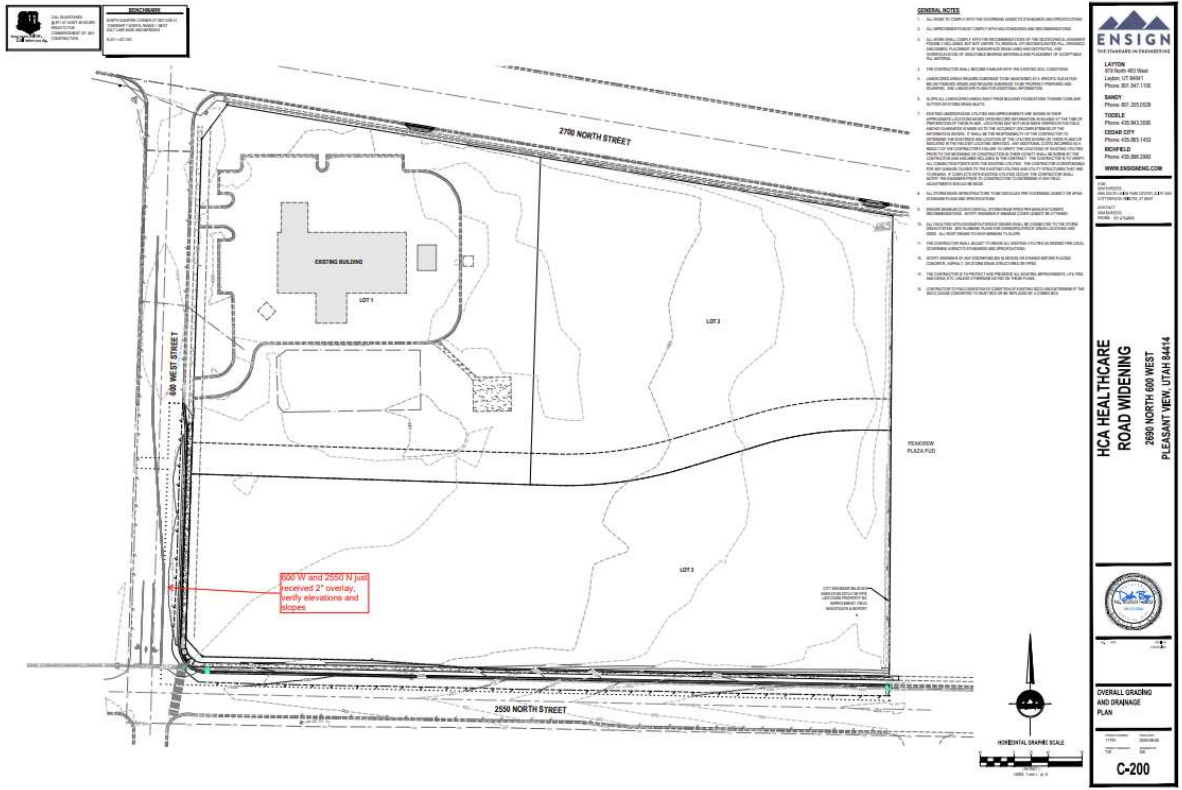


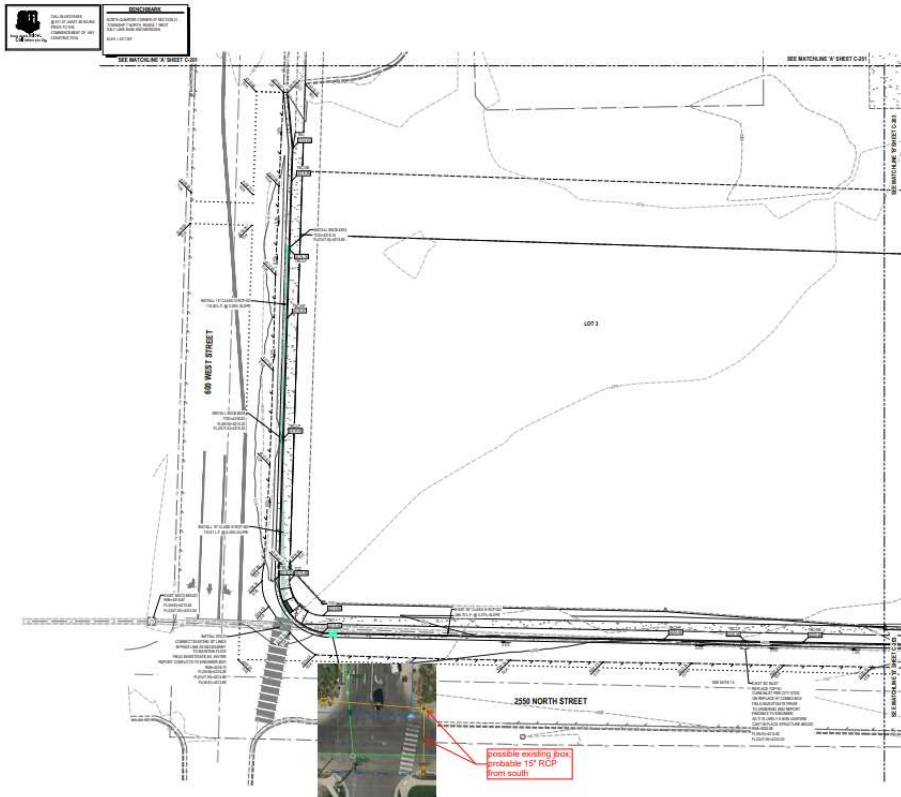
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 801.967.1100  
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 801.263.0525  
 TONKLE  
 435.943.2500  
 KIDWELL  
 435.943.1422  
 KOPPEL  
 435.943.2500  
 WWW.ENSIGNENG.COM

**HCA HEALTHCARE  
 ROAD WIDENING**  
 2550 NORTH 600 WEST  
 PLEASANT VIEW, UTAH 84144

**GRADING AND  
 DRAINAGE PLAN**  
 C-202



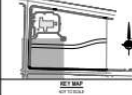
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**GRADING AND  
 DRAINAGE PLAN**  
 C-203







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THE CHANGING OF ENGINEERING

LAYTON  
1075 South 900 West  
Layton, UT 84041  
Phone 801.347.1100

SANDY  
Phone 801.253.0325

TODDLE  
Phone 435.343.3335

CEDAR CITY  
Phone 435.343.1432

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Phone 435.343.1283

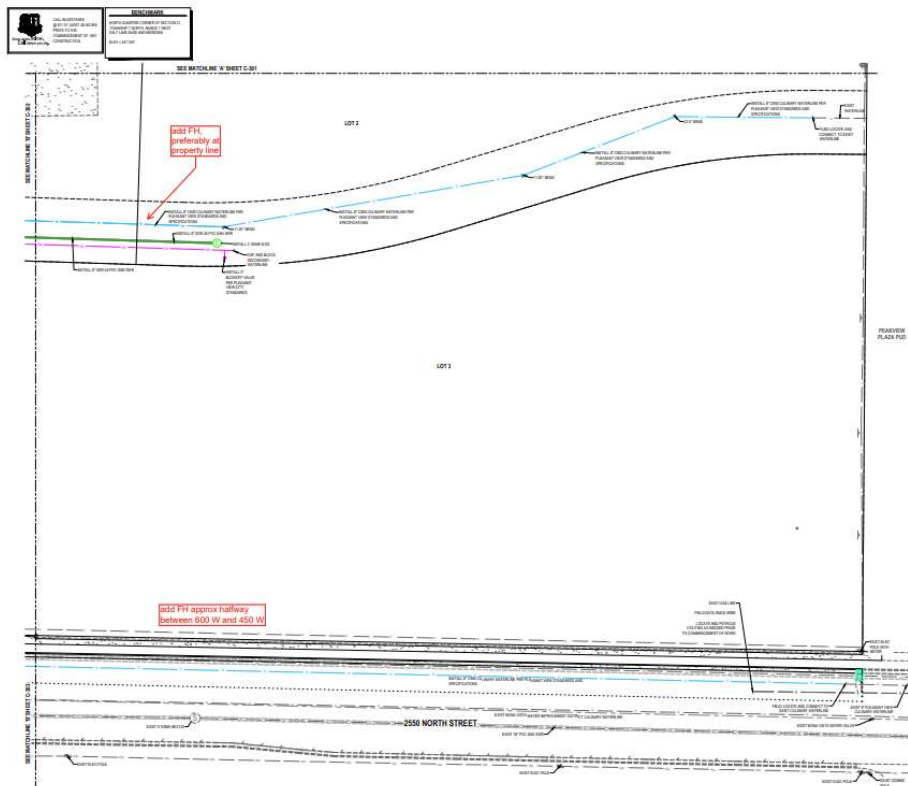
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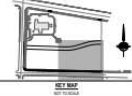
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ROAD WIDENING**  
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UTILITY PLAN

**C-302**





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THE CHANGING OF ENGINEERING

LAYTON  
1075 South 900 West  
Layton, UT 84041  
Phone 801.347.1100

SANDY  
Phone 801.253.0325

TODDLE  
Phone 435.343.3335

CEDAR CITY  
Phone 435.343.1432

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Phone 435.343.1283

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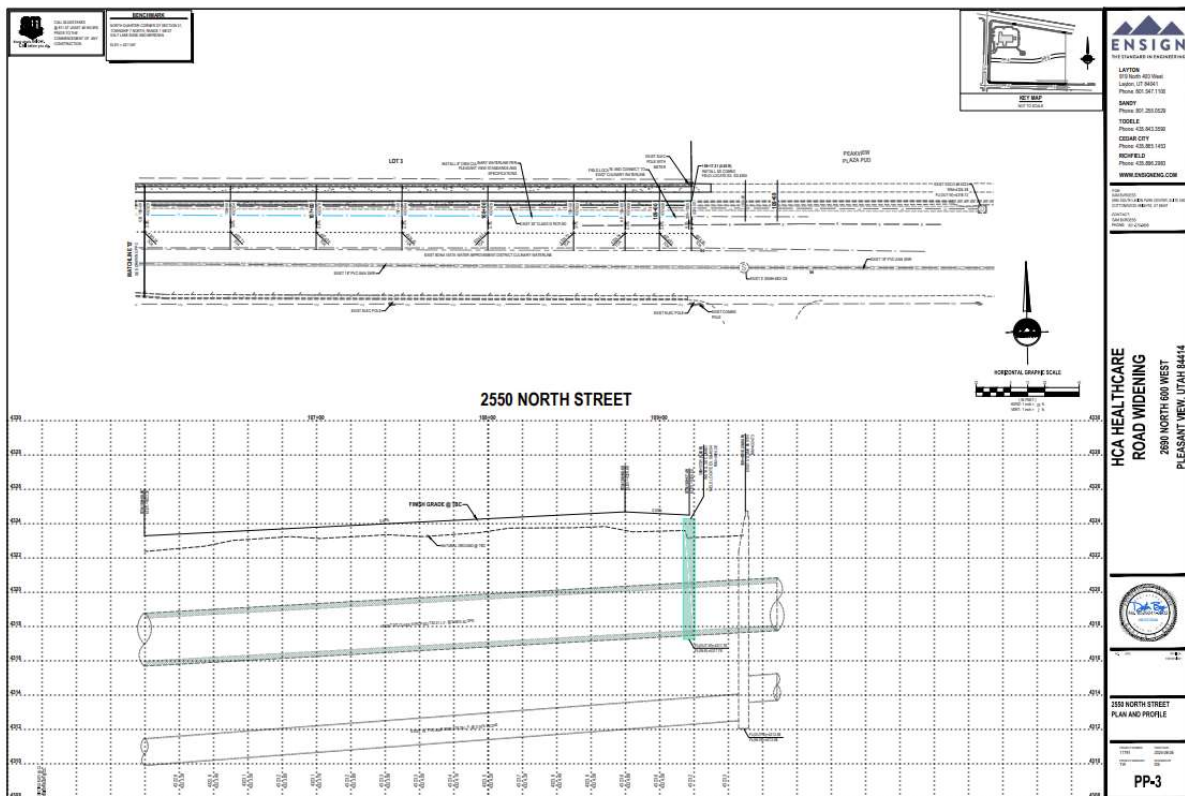
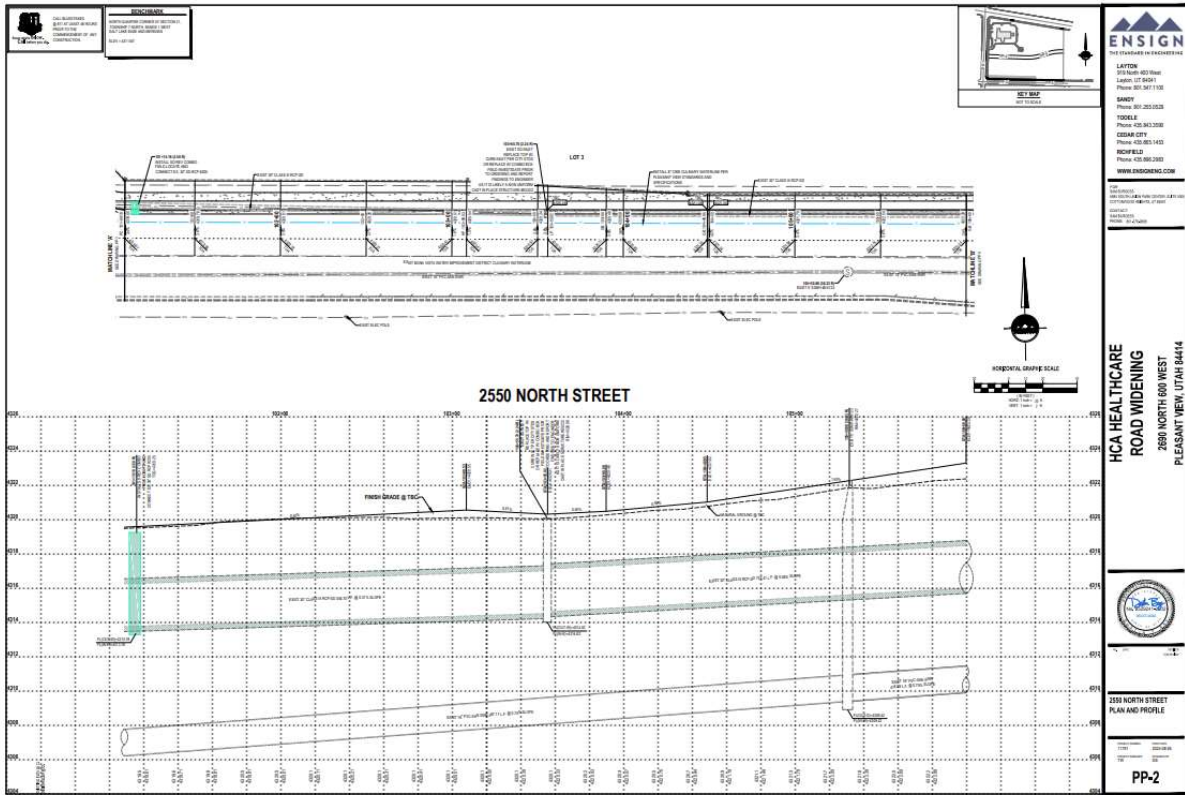
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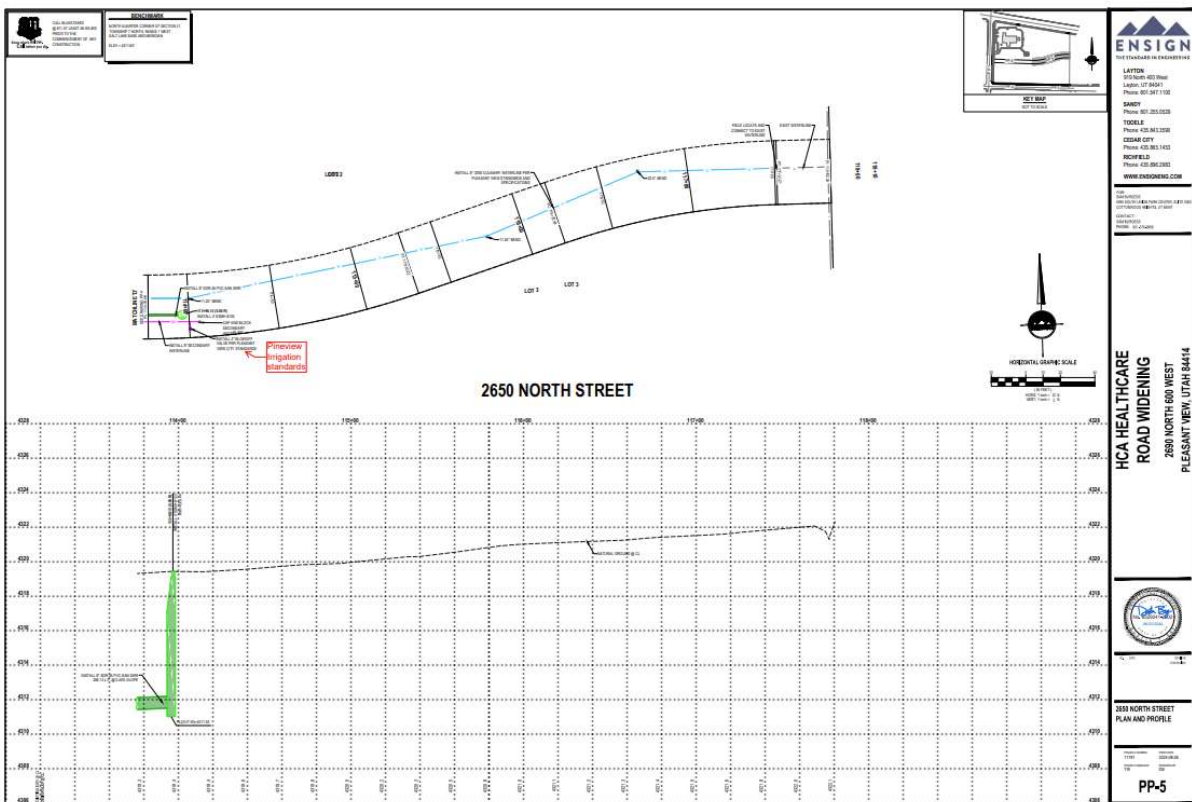
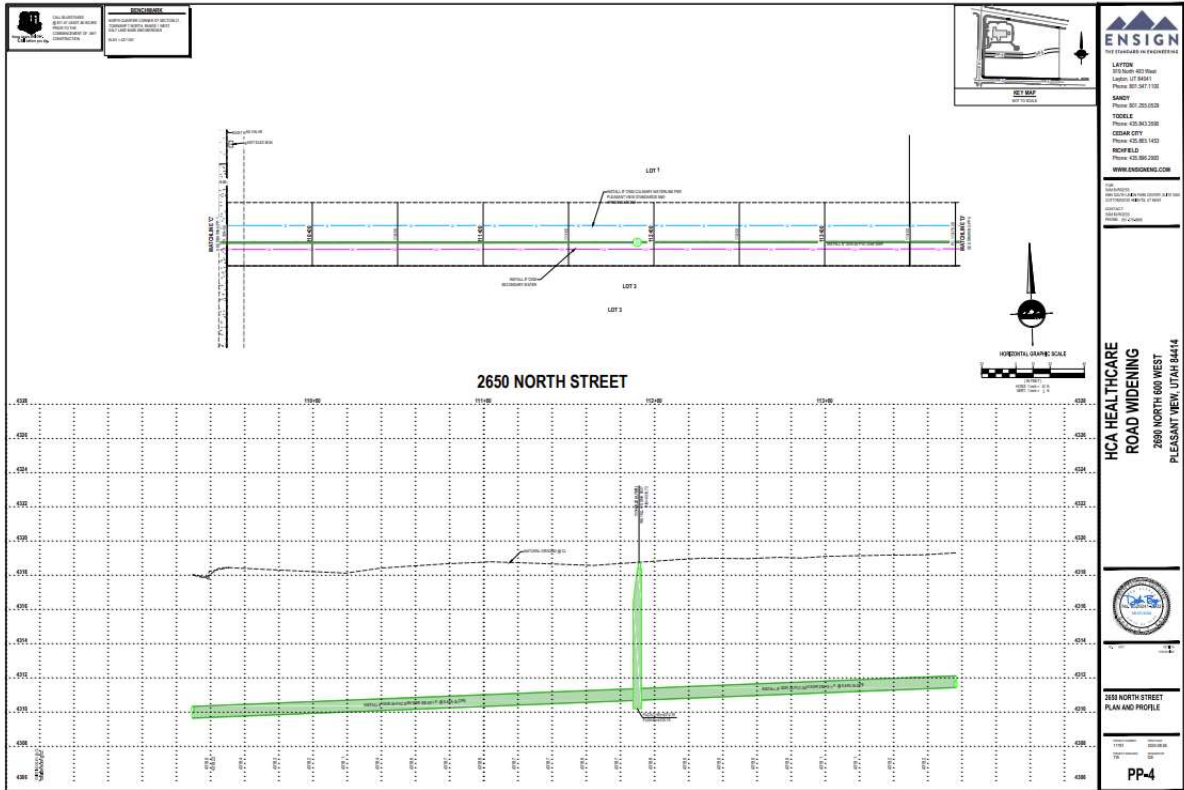


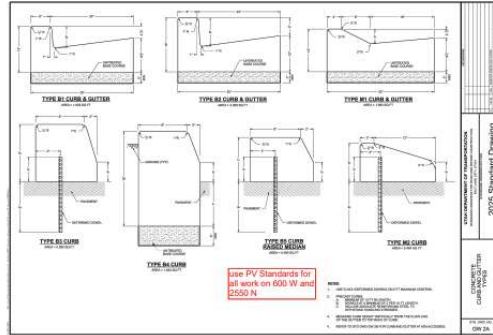
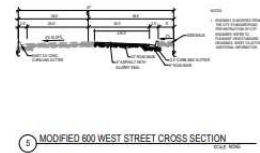
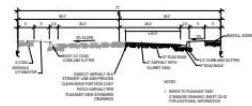
UTILITY PLAN

**C-303**









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 LAYTON, UT 84041  
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 FAX: 801.341.1101  
 Website: www.ensignco.com

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**ROAD WIDENING**  
 2550 NORTH 600 WEST  
 PLEASANT VIEW, UTAH 84414

**DETAILS**  
 C-500

ATTACHMENT 3) Application

PLEASANT VIEW CITY  
APPLICATION FOR MINOR SUBDIVISION  
(Commercial)



SUBDIVISION NAME: HCA Mountain Star Lot Split

LOCATION: 2690 600 West Street

ACREAGE: 11.31 NUMBER OF LOTS 4 ZONE: C-2

PARCEL ID NUMBERS: 17-063-0067

PROPERTY OWNER(S):

NAME: Columbia Ogden Medical Center, Inc. PHONE: 801-568-5934 FAX: \_\_\_\_\_

ADDRESS: 6985 South Union Park Center, Suite 500 EMAIL: samuel.burgese@hcahealthcare.com

APPLICANT/AGENT:

NAME: Trent Williams PHONE: 801-529-2901 FAX: \_\_\_\_\_

ADDRESS: 919 North 400 West Layton, Utah 84041 EMAIL: Twilliams@ensignutah.com

SURVEYOR:

NAME: Trent Williams PHONE: 801-529-2901 FAX: \_\_\_\_\_

ADDRESS: 919 North 400 West Layton, Utah 84041 EMAIL: Twilliams@ensignutah.com

ENGINEER:

NAME: Cam Preston PHONE: 801-529-2901 FAX: \_\_\_\_\_

ADDRESS: 919 North 400 West Layton, Utah 84041 EMAIL: cpreston@ensignutah.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.

th  
Signature of Applicant/Agent

\_\_\_\_\_  
Date

For City Use

FEES (due at time of application)

|       |                              |                                            |
|-------|------------------------------|--------------------------------------------|
| 7-720 | Accounts Receivable Deposit: | \$2,500.00                                 |
| 7-704 | Subdivision Fee:             | \$ 400.00                                  |
| 7-705 | Per Lot Fee:                 | \$ 800.00 (\$200.00 X 4 # lots)            |
| 7-717 | Noticing Fee:                | \$ 75.00                                   |
| 7-701 | Engineering Deposit:         | \$1,200.00 (\$400.00 X 3 # lots/\$800 min) |

TOTAL FEES:

\$ 3,775

Date Paid: \_\_\_\_\_

Form Date: August 2023

\$1,200.00



# Planning Commission Staff Report

## Zone Text Amendment | 3-A

November 7, 2024

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### BASIC INFORMATION

|                     |                                                                                                                                                           |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b>    | Zoning text amendments for manufacturing and commercial parking requirements                                                                              |
| <b>Application:</b> | City-wide, within Commercial and Manufacturing Zones<br><i>Planned and Commercial   C-1, C-2, CP-1, CP-2, CP-3;<br/>and Manufacturing   MP-1 and MCM.</i> |

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### BACKGROUND

Pleasant View City is currently experiencing significant growth in its commercial and manufacturing developments. City Administration desires to ensure that the City Municipal Code provides sufficient standards to accommodate new growth while also maintaining standards that ensure development remains appropriate to use, well-planned and promotes public safety.

The current Pleasant View City Code provides varying standards for parking stall requirements throughout the different commercial and manufacturing zones. These standards vary with consideration. Some discretion for circumstance and traffic flow is considered and allowable in the C-1, C-2, and C-3 zones but is not taking into account or consideration otherwise.

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### PROPOSAL

The Planning Commission will consider a recommendation to the City Council of approval or denial regarding the inclusion of a parking clause in each of the manufacturing and commercial zones to take into consideration when evaluating parking requirements for a specific use and for the ability to decrease the number of stalls if information is presented and provided that outlines the number of parking spaces is reasonable and workable with a lower threshold.

The language proposed for inclusion is as follows:

“A petitioner may submit data from a traffic engineer or other appropriate source regarding the specific land use, number of employees, and other relevant factors. The Planning Commission may consider this additional information when determining the total required number of parking stalls for a site plan and may adopt an alternative total required number of parking stalls that aligns with the unique needs of the use.”

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## STAFF CONTACT

Amy Mabey  
[amabey@pleasantviewcity.com](mailto:amabey@pleasantviewcity.com)  
801-782-8529

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## ATTACHMENT(S)

- 1) Staff Research and Analysis for Existing Parking Requirements in Commercial and Manufacturing Zones | Janitza Osuna

## ATTACHMENT 1)

### CURRENT COMMERCIAL PARKING REGULATIONS

#### CP-1 CP-2 CP-3

**Special Parking Requirements.** There shall be provided off-street parking facilities in the ratio of not less than three square feet of parking for each one square foot of sales floor area within the development; or as determined by the planning commission and/or city council.

#### General Standards

- **Compliance Period:** All conditions must be met within 12 months of permit approval, with a possible 6-month extension.
- **Non-Compliance:** Failure to meet conditions may result in permit revocation.

#### Specific Conditions

##### A. Online Auto Sales

- **Access:** No access from 2700 N or 600 W. UDOT permit required for Highway 89 access along with any other requirements from UDOT.
- **Parking:** The parking lot shall be paved with asphalt or concrete
  - On-street parking does not count toward parking count
  - There needs to be curbing and gutter outlining the parking lot along with sidewalk where standards would be required.
  - Minimum 3 parking stalls
  - no shared parking with other businesses
- **Landscaping:** At least 15% landscaping
  - Xeriscaping will only count toward the 15% if a plan is submitted and approved by the city council as part of the conditional use approval.
  - Secondary water connection is required for landscaping. The city's culinary water shall not be used.
  - Landscaping shall be maintained in a healthy, neat, and orderly condition, free of weeds and litter.
  - Landscaping shall require 2 trees from the approved list (chapter 18 page 82) every 1000 ft of landscaping along with at least 2 items for every 12000 sq ft lot along with grass.
- **Storage:** There shall be no more than 26001 sq ft area for vehicle storage

- Vehicles shall be stored in a secure and private area
- There shall be a 7ft non climbable fence around the storage area.
- The ground within the storage area shall use road base or other materials that the city staff and engineer approve.
- **Lighting:** All lighting shall be kept on their property and have no light trespassing onto other properties.
  - Use dark sky-compliant lighting.( see pleasant view city public works standards)

#### **B. Parking Lots:**

- Parking lots mean the only use of the property is to park vehicles temporarily (not more than 72 hours).
  - 1. The parking lot shall be paved with asphalt or concrete.
  - 2. There shall be curb, gutter out lining the parking lot along with sidewalk, where standards would be require.
  - 3. The parking lot shall have garbage reciprocal for every 12,000 sq. ft. of ground.
  - **4. Landscaping.**
    - There shall be no less than 15% of landscaping for the location. Xeriscaping will only count towards the 15% of landscaping if a plan is submitted and approved by the city council as part of the conditional use approval.
    - A secondary water connection is required for landscaping. The City's Culinary water shall not be used.
    - Landscaping shall be maintained in a healthy, neat, and orderly condition, free of weeds and litter.
    - Landscaping shall require 2 trees from the approved list for every 1,000 ft. of landscaping along with at least 2 items from the approved list for every 12,000 sq. ft. lot along with grass.

#### **5.Lighting:**

- All lighting shall be kept on their property and have no light trespassing onto other properties.
- Lighting shall be dark sky compliant.

#### **C. Storage, vehicles. Storage means no other use but to store items.**

- The parking lot shall be paved with asphalt or concrete.
- There shall be curb, gutter out lining the parking lot along with sidewalk, where standards would be require.
- All requirements from Chapter 18.42 – Supplementary Use Regulation, Section 18.42.015 shall be met.

**Landscaping**

- There shall be no less than 15% of landscaping for the location. Xeriscaping will only count towards the 15% of landscaping if a plan is submitted and approved by the city council as part of the conditional use approval.
- A secondary water connection is required for landscaping. The City's Culinary water shall not be used.
- Landscaping shall be maintained in a healthy, neat, and orderly condition, free of weeds and litter.
- d. Landscaping shall require 2 trees from listed below for every 1,000 ft. of landscaping along with at least 2 items for every 12,000 sq. ft. lot along with grass

**Lighting**

- All lighting shall be kept on their property and have no light trespassing onto other properties.
- Lighting shall be dark sky compliant.

**D. Use Car Lot****Entrances**

- There shall be no access onto 2700 N or 600 W.
- A permit from UDOT shall be required to have an entrance onto Highway 89 along with any other requirements from UDOT.

**Parking**

- There shall be a maximum of one car available to be sold for every 1,200 sq. ft. minimum of the parking lot after all other parking is calculated, excluding building.
- A standard parking stall shall be 180 sq. ft. (10' X 18').
- The Parking standards for the business end shall be found in Section 18.31.060 of this Chapter. (The parking lot shall be considered as a "sales floor").
- There shall not be any on-street parking of any kind including but not limited to employee parking, cars to be sold, and customer parking.
- The parking lot shall be paved with asphalt or concrete with curb, gutter, and sidewalk from the entrance and around the lot itself.

**Landscaping**

- There shall be no less than 15% of landscaping for the location. Xeriscaping will only count towards the 15% of landscaping if a plan is submitted and approved by the city council as part of the conditional use approval.
- A secondary water connection is required for landscaping. The City's Culinary water shall not be used.

- Landscaping shall be maintained in a healthy, neat, and orderly condition, free of weeds and litter.
- Landscaping shall include a minimum of 4 items for every 12,000 sq. ft. lot along with grass.
  - Shrubs
  - Trees
  - Ground cover plants
  - Ornamental grass
  - Flowers

### **Lighting**

- All lighting shall be kept on their property and have no light trespassing onto other properties.
- Lighting shall be dark sky compliant.

## **MANUFACTURING/COMMERCIAL MIX ZONE (MCM)**

### **Parking Requirements**

#### **A. Access.**

- **Corner Lot:** no curb cut shall be located closer than sixty feet from the intersection of the curb lines from both streets.
- **Side Lot:** No curb cut shall be located closer than twenty feet to a side lot line unless common curb cuts are used between uses.
- **General Rule:** there shall be one curb cut for every three hundred feet of frontage. This requirement may be modified by written report from a professional transportation engineer or on recommendation from the city engineer.

#### **B. General Standards**

- **Intensive retail** - 4 spaces per 1,000 square feet of gross floor area.
- **Low impact retail** - 3 spaces per 1,000 square feet of gross floor area.
- **Restaurants** - 10 spaces per 1,000 square feet of gross floor area + 0.5 spaces per each employee on the highest employment shift (five spaces minimum for employees)
- **Office** - 4 spaces per 1,000 square feet of gross floor area.
- **Hotels/motels** - 1 space per room without in-room cooking , otherwise 2 spaces per room.
- **Automotive repair, service or parts** - 3 spaces per bay and 3 per 1,000 square feet of gross retail space.
- **Light manufacturing** - 1 space per 500 square feet of gross floor area + parking for business vehicles.
- **Warehousing** - 1 space per 1,000 square feet for the first 20,000 square feet, then 1 space per 2,500 square feet for areas over 40,000 square feet.

- **Trucking businesses** - 1 space per 2 employees + parking for each truck associated with the business.
- **Research and Development** - 1 space per 350 square feet of gross floor area + parking for business vehicles.
- **Other uses:** Listed and unlisted uses may provide alternate data from a traffic engineer or other appropriated source which may be considered by the planning commission for use in a site plan.

#### C. Parking stall size.

- **Minimum dimensions:** 9 feet by 18 feet (or 20 feet if no 2ft area for bumper overhang).
- **compact stalls:** Minimum of nine feet by sixteen feet. Up to 25% of total parking can be compact stalls. Compact spaces shall be labeled accordingly on the plan and on the pavement.
- **Aisle widths:** 24 feet for 90-degree parking, decreasing to 20 feet for 60-degree, 15 feet for 45/30-degree, and 12 feet for Zero degree Parking (parallel parking)
- **parallel parking stalls:** 10 feet by 22 feet.
- **Handicap stalls:** shall be provided, sized, and labeled as per the most current version of the Americans with Disabilities Act.
- **Stacking:** Any area that requires stacking shall accommodate a minimum of 3 cars without infringing on access or circulation within the site.
- **Lighting:** Parking lot lighting shall be required for any lot over ten spaces in size. Such lighting shall be directed away from residential areas and only toward the ground.
- **Screening:** Any parking lot adjacent to a residential use or zone shall be screened with an concrete or masonry wall and landscaping to include trees.
- **Surfacing:** All parking lots shall be hard surfaced with asphalt or concrete or other substitute as approved by the city engineer. Such lots shall be appropriately graded to retain storm water and yet not become a hazard to the use.
- **Landscaping** Lots with over 25 spaces require at least 10% internal landscaping, including trees.
- **Berms:** Landscaped areas adjacent to streets and parking must include a 2.5-foot berm to reduce the visual impact of parked cars, except for automotive sales.

### C-1 AND C-2 PARKING

#### Parking Requirements

##### Access

- **Corner lots:** Curb cuts must be at least 60 feet from the intersection of curb lines.

- **Side lot lines:** Curb cuts must be at least 20 feet away, unless common curb cuts are used between uses.

### **Parking Standards**

- **Retail:**
  - Intensive: 4 spaces per 1,000 square feet of gross floor area.
  - Low impact: 3 spaces per 1,000 square feet of gross floor area.
- **Restaurants:** 10 spaces per 1,000 square feet of gross floor area, plus 0.5 spaces per employee on the highest employment shift (minimum 5 spaces).
- **Office:** 4 spaces per 1,000 square feet of gross floor area.
- **Hotels/motels:** 1 space per room without in-room cooking, 2 spaces per room with in-room cooking.
- **Automotive repair/service/parts:** 3 spaces per bay and 3 per 1,000 square feet of gross retail space.
- **Other uses:** May provide alternate data from a traffic engineer or other appropriate source for consideration by the planning commission for use in a site plan.

### **Parking Stall Size**

- **Minimum dimensions:**
  - Regular: 9 feet x 18 feet
  - No bumper overhang: 9 feet x 20 feet
  - Compact: 9 feet x 16 feet
  - Parallel: 10 feet x 22 feet
- **Compact stalls:** Up to 25% of total parking can be compact.
  - Compact spaces shall be labeled accordingly on the plan and on the pavement.
- **Aisle widths:** May decrease with one way angled parking;
  - 24 feet for 90 degrees
  - 20 feet for 60 degrees
  - 15 feet for 45 & 30 degrees
  - 12 feet for 0 degrees (parallel parking)
- **Handicap stalls:** Shall be provided, sized and labeled as per ADA requirements.

### **Additional Requirements**

- **Stacking areas:** Must accommodate at least 3 cars without infringing on access to the site.
- **Lighting:** Required for lots over 10 spaces, must be directed away from residential areas and toward the ground.
- **Screening:** Required for lots adjacent to residential areas, using opaque fences, walls, and landscaping that includes trees.
- **Surfacing:** Must be hard surfaced with asphalt, concrete, or an approved alternative reviewed and approved by city engineer.
  - Such lots shall be appropriately graded to retain storm water and yet no become a hazard to the user.
- **Landscaping:**
  - At least 15% internal landscaping with trees for lots over 25 spaces.
  - Areas adjacent to streets and parking, shall include a 2.5 ft berm (except for automotive sales).

### **MP-1**

**No specific Parking requirements**



# Planning Commission Staff Report

## **General Plan Amendment | 3.B**

### **Community Character – Land Use Classification Table**

November 7, 2024

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#### **BASIC INFORMATION**

The current General Plan includes land use classifications that address rural residential uses. In reviewing this table for application of General Plan amendment proposals, it was noted that the A-2 zoning designation was difficult to apply and the Rural Residential classification had clarity challenges in relation to the number of units allowable per acre, although the implementing zoning districts provides further clarity for this its difficult to apply more generally as intended.

Given this, staff is proposing clarification added to the Rural Residential land use classification to have Rural Residential 5, specifically for 0-1 Dwelling Units per 5-Acres of Land and Rural Residential 2, specifically for 0-1 Dwelling Units per 2-Acres of Land.

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#### **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission is requested to make a recommendation for approval or denial on this General Plan amendment for final consideration by the City Council.

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#### **STAFF CONTACT**

Amy Mabey, MPA

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

801-782-8529

## ATTACHMENT 1) Current Community Character Land Use Classification Table

# Community Character

| Land Use Classification                     | Implementing Zoning Districts |
|---------------------------------------------|-------------------------------|
| Rural Residential<br>(0-1 DU/AC)            | A-5<br>A-2                    |
| Very Low Density Residential<br>(1-2 DU/AC) | RE-20                         |
| Low Density Residential<br>(2-3 DU/AC)      | RE-20<br>RE-15                |
| Medium Density Residential<br>(4-8 DU/AC)   | <i>TBD***</i>                 |
| High Density Residential<br>(8-14 DU/AC)    | R-M*<br>RMH-1*<br>TOD**       |
| Mixed Use                                   | TOD**<br>MU**                 |
| Neighborhood Commercial                     | C-1                           |
| General Commercial                          | C-2                           |
| Regional Commercial                         | <i>TBD***</i>                 |
| Employment/Business Park                    | MCM                           |
| Industrial                                  | MP-1                          |
| Public/Quasi Public                         | <i>TBD***</i>                 |
| Parks/Open Space                            | <i>TBD***</i>                 |

Land Use Classification & Zoning District Table

\*Existing zoning districts only, City's policy is not to re-zone additional properties to these zoning districts.

\*\* Zoning to be implemented in conjunction with approved Specific Area Plan only

\*\*\* Implementing zoning districts to be determined.

## ATTACHMENT 2) Proposed Community Character Land Use Classification Table

# Community Character

| Land Use Classification                         | Implementing Zoning Districts |
|-------------------------------------------------|-------------------------------|
| Rural Residential 5<br>(0-1 DU/5-Acres of Land) | A-5                           |
| Rural Residential 2<br>(0-1 DU/2-Acres of Land) | A-2                           |
| Very Low Density Residential<br>(1-2 DU/AC)     | RE-20                         |
| Low Density Residential<br>(2-3 DU/AC)          | RE-20<br>RE-15                |
| Medium Density Residential<br>(4-8 DU/AC)       | TBD***                        |
| High Density Residential<br>(8-14 DU/AC)        | R-M*<br>RMH-1*<br>TOD **      |
| Mixed Use                                       | TOD**<br>MU**                 |
| Neighborhood Commercial                         | C-1                           |
| General Commercial                              | C-2                           |
| Regional Commercial                             | TBD***                        |
| Employment/Business Park                        | MCM                           |
| Industrial                                      | MP-1                          |
| Public/Quasi Public                             | TBD***                        |
| Parks/Open Space                                | TBD***                        |

\* Existing zoning districts only, City's policy is not to re-zone additional properties to these zoning districts.

\*\* Zoning to be implemented in conjunction with approved Specific Area Plan only

\*\*\* Implementing zoning districts to be determined.



# Planning Commission Staff Report

## General Plan Amendment

November 7, 2024

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### BASIC INFORMATION

|                                     |                                                    |
|-------------------------------------|----------------------------------------------------|
| <b>Applicant:</b>                   | None                                               |
| <b>Acreage:</b>                     | 30.6 acres                                         |
| <b>Location:</b>                    | Approx. 540 West 4300 North                        |
| <b>Parcels:</b>                     | 16-090-0020, 16-012-0015, 16-012-0016, 16-012-0017 |
| <b>Current Density Designation:</b> | Rural Residential                                  |

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### SUMMARY

A City-proposed amendment is before the Planning Commission for consideration. The amendment is to modify the Future Land Use Map to include a density adjustment from Rural Residential 5 to Rural Residential 2 to accommodate the Master Street Plan portion of the General Plan for a planned 66-foot right-of-way and roadway, including providing capacity for city utility lines designated through the developable land.

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### ANALYSIS

This proposed amendment to the General Plan modifies the current land use designation from five-acre minimum lot sizes to two-acre minimum lot sizes, with a retained option for clustered development. This proposal aims to facilitate the development necessary for constructing a new roadway in alignment with the City's Master Road Plan, which is a key component of the City's General Plan. The City's proposal seeks to support a balanced development approach by allowing for increased flexibility in lot sizes while also enabling vital infrastructure improvements. This clustering approach allows for preservation of open space within the development, which aligns with broader goals of sustainable and strategic land use.

The landowner had initially submitted a proposal for development at the five-acre lot standard; however, upon review, the City identified an opportunity to explore a configuration that would accommodate the planned roadway with connectivity of roadway infrastructure and utilities serving as a component of City long-range planning. The two-acre lot configuration with clustering ensures that the roadway project, as detailed in the Master Road Plan, can proceed in a manner consistent with the General Plan's long-term vision.

### LEGAL EXACTIONS

The current roadway that intersects this land, north through south, can only be required as an exaction through meeting a rough proportionality test, as outlined in the Nollan/Dolan Supreme Court decision. In summary, an exaction must be compared against the impact created by the development and if there is an increased need for public services caused by this. The density

can remain as is with completion of this roadway unlikely as the level of density required would make it difficult for the completion of a contiguous roadway without significant City investment.

It is important to note that any environmental impacts will be evaluated at the subdivision level, and final approval for lot configurations will be contingent upon these assessments. As such, the proposal does not guarantee a specific number of lots; actual lot numbers will be determined based on environmental and site-specific considerations.

In summary, this proposed amendment seeks to balance the need for infrastructure development with responsible land use.

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## CONSIDERATION

The Planning Commission will consider an amendment to the General Plan and provide a recommendation to the City Council. A recommendation of approval would be appropriate to also include direction for staff to provide updated language to the General Plan for Rural Residential 2 and the application of this designation. A recommendation of denial would be appropriate to include direction for staff to address modifications to the Master Street Map and transportation plan.

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## STAFF CONTACT

Amy Mabey  
City Administrator  
[amabey@pleasantviewcity.com](mailto:amabey@pleasantviewcity.com)  
801-782-8529

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## ATTACHMENT(S)

- 1) Vicinity Map
- 2) Master Streets Plan

ATTACHMENT 1) Vicinity Map



