

## Pleasant View City Council

### Meeting Agenda

Tuesday, November 26, 2024

6:00 p.m.

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6:00 P.M. **1. Introduction.**

- a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought: *(Mayor Leonard Call)*
- b. Declaration of Conflicts of Interest
- c. Public Comments/Questions for the Mayor & Council (limited to 3 minutes)

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

- a. Minutes of November 12, 2024 (open and closed)

6:10 P.M. **3. Public Hearing – Amend Budget.** Discussion and possible consideration to approve amending the fiscal year budget 2024-2025, Resolution 2024-W.  
*(Presenter: Laurie Hellstrom)*

6:25 P.M. **4. Garbage and Recycling Services.** Review the current Garbage and Recycling Services provided by the City. *(Presenters: Tyson Jackson and Amy Mabey)*

6:35 P.M. **5. Planning Commission Recommendations.** *(Presenters: Amy Mabey and Tammy Eveson)*

- a. **Zone Text Amendment.** Consideration of a text amendment for Manufacturing and Commercial Parking Requirements, Ordinance 2024-23.
- 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, Ordinance 2024-24.

6:45 P.M. **6. Other Business.**

7:00 P.M. **7. Closed Meeting.** Consideration for a closed meeting pursuant to one or more of the provisions of the Utah Open and Public Meetings Law, Utah Code § 52-4-205(1).

**8. Adjournment.**

*Public Notice is hereby given that the City Council of Pleasant View, Utah will hold a Public Meeting in the city office at 520 West Elberta Dr. in Pleasant View, Utah on Tuesday, November 26, 2024, commencing at 6:00 PM.*

*In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Pleasant View City Office at 801-782-8529, at least 24 hours prior to the meeting.*

*The City Council at its discretion may change the order and times of the agenda items.*

**MINUTES OF THE REGULAR MEETING OF THE  
CITY COUNCIL OF PLEASANT VIEW CITY, UTAH**

**November 12, 2024**

**The public meeting was held at City Hall, 520 W Elberta Drive, Pleasant View, Utah, commencing at 6:03 P.M.**

**MAYOR:**

Leonard Call

**COUNCILMEMBERS:**

Ann Arrington  
Steve Gibson  
David Marriott  
Philip Nelsen (*absent*)  
Sara Urry

**STAFF:**

Amy Mabey  
Laurie Hellstrom  
Stetson Talbot  
Paul Smith

**VISITORS:**

Addison Scoville                      Kyle Scoville  
Tony Pitman

**1. Introduction.**

**a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought**

Councilmember Ann Arrington

**b. Declaration of Conflicts of Interest**

None given.

**c. Public Comments/Questions for the Mayor & Council (limited to 3 minutes)**

None given.

**2. Consent Items.**

**a. Minutes of October 29, 2024**

**b. Bills of Pleasant View City**

Motion was made by CM Arrington to approve the consent items (minutes of October 29, 2024 and the bills of Pleasant View City) with correction. 2<sup>nd</sup> by CM Marriott. Voting Aye: CM Arrington, CM Marriott, CM Nelsen and CM Urry. 4-0

**3. Dissolve the K-9 Program. Consideration to dissolve the K-9 program and retire K-9 Officer Kai. (Presenter: Stetson Talbot)**

Stetson Talbot: we are requesting to dissolve the K-9 program and retire Kai. The dog and handler have done well. We are low on staff and the K-9 officer is at the end of its years. There is 8 hours of training each week and it is harder to manage. It cost approximately \$20k a year with training, food, vet cost. It is not fair to give the K-9 officer to another handler, he has been a part of their family since he was a pup. The dog will retire the handler's home. We still have

access to K-9's in the county. There are approximately 6 to 8 K-9's in the area. We can still coordinate searches at the school with their training days.

Motion was made by CM Gibson to dissolve the K-9 Program and retire Kai. 2<sup>nd</sup> by CM Marriott. Voting Aye: CM Arrington, CM Marriott, CM Nelsen and CM Urry. 4-0

**4. Moderate Income Housing. Discuss the Moderate-Income Housing requirements. (Presenter: Leonard Call and Amy Mabey)**

Mayor Call: we are going to work on the General Plan next year. This has to be discussed, and I encourage you to do your homework and how to craft it. Amy Mabey: we are pleased that we got our housing report approved. There was 50% compliance this year. With that we need to make sure that we keep up on the General Plan updates and we have been asked to update our plan with more timely goals. Where do we want certain densities, and we need to designate densities. Mayor Call: we need to get the citizens involved and have open houses. CM Marriott: does that include accessory dwelling units? Amy Mabey: yes. Mayor Call: I would like to start the process in January or February but not adopt until after the legislative session is done.

**5. Other Business.**

Amy Mabey: we applied for two WACOG applications for 2026 with a 10% match and it is contingent on our budget. We got \$965,000 for ROW acquisition on Elberta Drive and \$2,052,000 for railroad acquisition for Skyline Drive. I went to the RAMP training. Staff is recommending no major grants but apply for EZ grants. CM Urry suggested lights at Barker Park. CM Gibson suggested repaving the walking path.

CM Arrington: There was a CERT meeting tonight. It was a good meeting on what CERT is and not. We are moving in a new direction. Pleasant Park pickleball court project is moving along.

CM Gibson: I witness the garbage cans being whipped by the truck. Amy Mabey: I will reach out to them. CM Gibson: we need to re-evaluate the cans and is it the driver?

**6. Closed Meeting. Consideration for a closed meeting pursuant to one or more of the provisions of the Utah Open and Public Meetings Law, Utah Code § 52-4-205(1).**

Motion was made by CM Marriott to go into a closed meeting to discuss the competency and character of an individual. 2<sup>nd</sup> by CM Arrington. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

Mayor Call signed a sworn statement for the purpose of the meeting.

Motion was made by CM Arrington to end the closed meeting. 2<sup>nd</sup> by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

**7. Adjournment: 6:59PM**

**MINUTES OF THE CLOSED MEETING OF THE  
CITY COUNCIL OF PLEASANT VIEW CITY, UTAH**

**November 12, 2024**

**MAYOR:**

Leonard Call

**COUNCILMEMBERS:**

Ann Arrington  
Steve Gibson  
David Marriott  
Phillip Nelsen (*absent*)  
Sara Urry

**STAFF:**

Amy Mabey

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 6:32 P.M.

**BUSINESS:**

**Closed Meeting – Discuss the character and competency of an individual.**

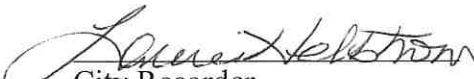
Motion was made by CM Marriott to go into a closed meeting to discuss the competency and character of an individual. 2<sup>nd</sup> by CM Arrington. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

Pursuant to Utah Code Annotated, Sections 52-4-205 & 52-4-206, I, Leonard M. Call, do solemnly swear that the sole purpose for closing the meeting dated November 12, 2024 was to discuss the character and competency of an individual.

Dated this 13<sup>th</sup> day of November, 2024

  
Leonard M. Call, Mayor Pleasant View City

Subscribed and sworn to before me this 13<sup>th</sup> day of November, 2024

  
City Recorder

Motion was made by CM Arrington to end the closed meeting. 2<sup>nd</sup> by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

**Adjournment: 6:57 P.M.**

**RESOLUTION 2024 – W**

**A RESOLUTION AMENDING THE 2024-2025 FISCAL YEAR BUDGET.**

**WHEREAS**, the City Council has the authority to increase budgets in the budgetary funds by resolution after a public hearing; and

**WHEREAS**, Pleasant View City noticed the public hearing according to Utah State Code Section 10-6-113; and

**WHEREAS**, the City Council has determined that it is appropriate to amend revenue and expenditures for determined needs of the city.

Be it resolved by the City Council of Pleasant View, Utah:

**SECTION ONE:** The 2024-25 Fiscal Year Budget is hereby amended as follows:

**Funding Source – General & Enterprise Funds:**

- Increase the revenue for associated building permits fees in the General Fund in excess of estimates for the year in the amount of \$188,440 as follows:
  - Building Permits - \$93,000 to \$215,000.
  - Inspections - \$7,500 to \$10,750
  - Plan Check - \$50,000 to \$113,000.
  - 1% Surcharge - \$120 to \$290
  - CWSID Collection - \$150 to \$160.
  - NV Fire Collection - \$150 to \$160.
- Increase the expenditures for the Police Department's overtime/vacation in the General Fund by \$31,350, due to a retirement payout in the police department.
- Increase the expenditures for the Equip/Supplies/Maintenance in the Sewer Fund by \$21,000 for 2023 final billings invoices from Pro-Pipe.
- Increase the expenditures for the Capital Outlay in the Solid Waste Fund by \$24,300 for garbage and recycling cans.
- Correct the Reserve Fund Balance to \$1,510,427 (carryover 21.30%).

**SECTION TWO:** This resolution shall take effect immediately.

**DATED** this \_\_\_\_ day of \_\_\_\_\_, 2024.

PLEASANT VIEW CITY, UTAH

\_\_\_\_\_  
Leonard M. Call, Mayor

Attest:

\_\_\_\_\_  
City Recorder

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Councilmember Arrington  
Councilmember Gibson  
Councilmember Marriott  
Councilmember Nelsen  
Councilmember Urry



# City Council Staff Report

## Zone Text Amendment

November 26, 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 some of these zones but is not taken into account or consideration otherwise.

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### PROPOSAL

The City Council will consider a proposal 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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## PUBLIC HEARING

On November 7, 2024, the Planning Commission held a public hearing that was noticed to receive input on this proposal. The following comments were received during the public hearing:

- One comment was made by Sara Urry addressing whether the proposed language should be using a version including shall versus may language.

No written comments were received or provided to staff regarding this proposal.

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## PLANNING COMMISSION RECOMMENDATION

The Planning Commission made a unanimous recommendation of approval with requesting further evaluation of vehicles and use of parking spaces for storage in manufacturing and commercial spaces. The Planning Commission also recommended the following adjustments to the language proposed:

"A petitioner may submit data from a traffic engineer, ~~civil engineer or other appropriate source~~ qualified engineering professional 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**



# City Council Staff Report

## General Plan Amendment

### Community Character – Land Use Classification Table

November 26, 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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#### PUBLIC HEARING

The Planning Commission held a public hearing that was noticed to receive input on this proposal. No comments were received during the public hearing. Additionally, no written comments were received or provided to staff regarding this proposal.

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#### PLANNING COMMISSION RECOMMENDATION

The Planning Commission made a unanimous recommendation of approval to update the Land Use Classification Table to clarify the densities in relation to this.

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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)   | 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***                        |

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.

# Memo

**To:** Mayor and City Council  
**From:** Laurie  
**Date:** November 22, 2024  
**Re:** New Business Licenses Issued



**RECOMMENDED ACTION** No action needed. Informational only.

**DESCRIPTION / BACKGROUND** According to the Business License Ordinance, the council only needs to receive a list of approved and denied business license applications. The following are approved new businesses:

|                                                    |                                                                      |                   |                                     |
|----------------------------------------------------|----------------------------------------------------------------------|-------------------|-------------------------------------|
| Danielle Hawley, Certified Public Accountant, PLLC | Providing accounting and tax services                                | 162 W 4050 N      | Danielle Hawley                     |
| Serendipity Nutrition, LLC                         | Sell made Herbalife protein shakes, energy drinks & hydration drinks | 3614 N 1100 W     | Shamra Ward                         |
| CBCB LLC DBA The Kitchen - Pleasant View           | Indoor pickle ball courts                                            | 380 W 2750 N #300 | Carson Black / CA Black Enterprises |