Pleasant View Planning Commission

Meeting Agenda

Thursday, July 10, 2025
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 Andy Nef)*
b. Declaration of Conflicts of Interest.

6:05 P.M. 2. **Minutes.**

a. Review and consideration of the Planning Commission meeting minutes prepared for November 7, 2024, November 21, 2024 and April 17, 2025.

6:10 P.M 3. **Administrative Items.**

a. *Site Plan Amendment* – Consideration of a Site Plan Amendment for an addition to an existing business on approximately 2.07 acres, located at 1594 W Park Circle. *(Presenter: Tammy Eveson)*

6:20 P.M. 4. **Legislative Items and Recommendations for City Council.**

a. *Rezone* - Consideration of a rezone for approximately .29 acres of land located at 624 W Fox Meadows Drive, from CP-1 (Planned Commercial) to LSFR – Limited Single Family Residential (Residential) *(Presenter: Tammy Eveson)*

b. *General Plan Amendment* – Consideration of an application to amend the General Plan to modify the density for a .17 acre portion of 6.31 acres of land located at approximately 475 West Pleasant View Drive, with this modification changing from the current designation of Agricultural (A-2, 1 dwelling unit per 2 acres) to Medium to Low Density Residential (4-8 dwelling units per acre). (*Presenter: Tammy Eveson)*

c. *Rezone* – Consideration of a rezone for approximately .17 acres of land located at 475 West Pleasant View Drive, from A-2 (Agricultural) to LSFR – Limited Single Family Residential (Residential). *(Presenter: Tammy Eveson)*

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, July 10, 2025, at 6:00 PM****.*

Notice posted on June 27, 2025 – 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

ARW Engineering Office Expansion

Site Plan Amendment

July 10, 2025

BASIC INFORMATION

Applicant: Prodigious Management LLC

Location: 1594 West Park Circle | Weber County Parcel: 19-121-0009

Zone: MCM (Manufacturing/Commercial Mix)

PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider approval of an amendment to a previously approved site plan for the property located at 1594 West Park Circle, Lot 20 of the Parkland Business Center Subdivision, Phase 1.

The applicants have concurrently applied for a Simple Boundary Adjustment to acquire approximately .157 acres of the adjacent lot. This application has been reviewed and approved by the DRC and will be recorded at the Weber County Recorder's office.

The requested change to the current site plan includes an addition to the existing ARW office building. The addition adds approximately 4,580 square feet of new office space to the existing building and approximately 6,284 square feet of expanded parking area.

Parking requirements are based on building use. The proposed site plan shows 58 parking stalls which includes 2 accessible ADA stalls. Based upon the parking standards of the zone, this would meet the requirements for office space uses.

***Parking:* 18.33.050**

B. Parking shall meet the following general standards:

1. Intensive retail - four spaces per one thousand square feet of gross floor area.
2. Low impact retail - three spaces per one thousand square feet of gross floor area.
3. Restaurants - ten per one thousand square feet of gross floor area plus one half spaces for each employee on the highest employment shift (five spaces minimum for employees)
4. Office - four spaces per one thousand square feet of gross floor area. PLEASANT VIEW CITY TITLE 18 - ZONING18 - 108
5. Hotels/motels - one space per room if no in-room cooking provided, otherwise two spaces per room.
6. Automotive repair, service or parts - three spaces per bay and three per one thousand square foot of gross retail space.
7. Light manufacturing - one space for every five hundred square feet of gross floor area plus any parking required for business vehicles.

8. Warehousing - one space for every one thousand square feet of gross floor area for the first twenty thousand square feet. One space for every two thousand five hundred square feet of gross floor area for warehousing over forty thousand square feet.
9. Trucking businesses - one space for every two employees plus parking for each truck associated with the business.
10. Research and Development - one space for every three hundred and fifty square feet of gross floor area plus parking for business vehicles.
11. A petitioner may submit data from a traffic engineer, civil engineer or 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.

Staff Comments:
Using the standards for office uses, as indicated on the submitted plans, the 58 stalls meet the required needs for the total square footage of the existing building and expansion.

Design Requirements:
***Setbacks*:** The required setback for front yards is twenty feet (20'). Buildings exceeding twenty feet in height shall set back an additional foot for every foot in height over twenty feet. The height measurement of the proposed building, as shown on the site plan, is 20' to the eaves. The height to the midpoint of the sloped roof is 24'. Overall building height to be measured by the following standards.

18.04.120 Building-Height Of. "Height of building" means the vertical distance from the grade to the highest point of the coping of a flat roof, or to the deck line of mansard roof, or to a point midway between the lowest part of the eaves or cornice and the ridge of a pitch or hip roof. (Ord. 87-17.03 (part), 1987: prior code §34-1-6 (part))

Rear yards adjacent or across the street to a residential zone requires that there be a twenty-foot (20') setback in the MCM zone. The setbacks meet these requirements for being adjacent to the RE-15 residential zone on the opposite side of Highway 89.

Staff Comments:
According to the submitted building plans and site plan, the front yard setback is twenty feet (20'). The height of the building measured to the eaves is fourteen (14'). Considering the height of the building is under twenty (20') feet in height, the setback requirements are being met.

Screening: Dumpsters shall be enclosed on three sides with a solid concrete or masonry wall that architecturally relates to the primary structure and shall be located at least thirty feet from residential zones.

Site plan shows the dumpsters are enclosed meeting requirements.

Building addition and storage shed will be approved through the building permit review and approval process.

STAFF RECOMMENDATION

Staff recommend approval of the site plan amendment, based upon the plans and scope of the project as presented, with the following conditions of approval and final site plan approval by DRC.

1) Engineer and public works redlines on site plans.
2) DRC approval of the simple boundary adjustment for acquiring the additional property.

STAFF CONTACT

Tammy Eveson, Planner I
teveson@pleasantviewut.gov
801-782-8529

ATTACHMENTS

1) Vicinity Map / Zoning Map
2) Application
3) Plans / Site Plan

ATTACHMENT 1) Vicinity Map / Zoning Map

ATTACHMENT 2) Application

ATTACHMENT 3) Site Plan

PLEASANT VIEW CITY
APPLICATION FOR SITE PLAN AMENDMENT
(Existing Buildings)

PROJECT NAME: ARW Office Expansion

LOCATION: 1594 West Park Circle, Farr West, UT 84404 PARCEL ID #: 191-21-0009

ACREAGE: 1.059 ac.

CURRENT USE: Office

PROPOSED USE Office

PROPERTY OWNER(S):

NAME: Prodigious Management LLC PHONE: (801) 782-6008 FAX: N/A

ADDRESS: 4465 W 1650 N, Ogden, UT 84404 EMAIL: mattm@arwengineers.com

APPLICANT/AGENT:

NAME: AWA Engineering (Jason Thompson) PHONE: (801) 866-7702 FAX: N/A

ADDRESS: 2010 N Redwood Road, Salt Lake City, UT 84116 EMAIL: jasont@awaeng.com

SURVEYOR:

NAME: AWA Engineering (David Hamilton) PHONE: (801) 521-8529 FAX: N/A

ADDRESS: 2010 N Redwood Road, Salt Lake City, UT 84116 EMAIL: davidh@awaeng.com

ENGINEER:

NAME: AWA Engineering (Jason Thompson) PHONE: (801) 866-7702 FAX: N/A

ADDRESS: 2010 N Redwood Road, Salt Lake City, UT 84116 EMAIL: jasont@awaeng.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.

Jason H. Thompson 06/03/2025

Signature of Applicant/Agent Date

For City Use

FEES (due at time of application)

7-713 Application Fee: $ 250.00

TOTAL FEES: **$**_____ **Date Paid:** _____

Form Date: November 2024

Affidavit

Property Owner

I (we) Prodigious Management 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.

Property Owner(s) _____

_____

Subscribed and sworn to me on April 8, 2025 (date)

Notary _____
(Residing in: Weber County, State of Utah)
My commission expires 4/17/2026 (date)

Jennifer R Salvesen
Notary Public
State Of Utah
My Commission Expires 04/17/2026
724000

Agent Authorization

I(we) Prodigious Management LLC (please print), the owner(s) of the real property identified in this application, do authorize as my (our) agents(s) AWA Engineering (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 April 8, 2025 (date)

Notary _____
(Residing in: Weber County, State of Utah)
My commission expires 4/17/2026 (date)

Jennifer R Salvesen
Notary Public
State Of Utah
My Commission Expires 04/17/2026
724000

June 3, 2025

To: Tammy Eveson, Pleasant View City Planner I

From: Jason Thompson, Project Manager

Subject: ARW Office Expansion

This site plan proposes an addition to the existing ARW office building located at 1594 West Park Circle, Ogden, Utah 84404. The addition adds approximately 4,580 square feet of new office space to the existing building and approximately 6,284 square feet of expanded parking area, accommodating business growth and an expanding workforce. The existing parking stalls will increase from 40 to 59 stalls. The existing shed will be demolished, with a new 265 square foot shed constructed as shown on the site plan.

Thank you for your consideration and approval.

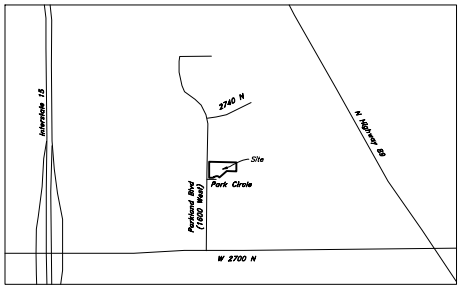
Regards,

Jason Thompson, PE
Project Manager
jasont@awaeng.com
(801) 866-7702

ARW Office Expansion

Parkland Business Center Subdivision - Phase 1 Lot 20

1594 West Park Circle
Ogden, Utah, 84404



Vicinity Map
Not to Scale

Abbreviations

BCR	Begin Curb Return	PP	Power Pole
BOL	Bollard	PT	Point of Tangency
BRW	Finish Grade – Bottom of Retaining Wall	PVC	Polyvinyl Chloride
CATV	Cable Television Box	PVI	Point of Vertical Intersection
CB	Catch Basin	RCP	Reinforced Concrete Pipe
CMP	Corrugated Metal Pipe	RD	Roof Drain
COB	Cleanout Box	SB	Signal Box
COTG	Cleanout to Grade	SD	Storm Drain
EA	Edge of Asphalt	SDMH	Storm Drain Manhole
EB	Electrical Box	SMH	Sewer Manhole
EC	End of Curve	SP	Signal Pole
ECR	End Curb Return	SS	Sanitary Sewer
FF	Finished Floor	SVZ	Sight Visibility Zone
g	Ground	SW	Secondary Water
GB	Grade Break	TA	Top of Asphalt
GM	Gas Meter	TB	Telephone Box
HB	Hose Bib	TBC	Top Back of Curb
HP	High Point	TG	Top of Grade
I	Irrigation Line	TMH	Telephone Manhole
ICB	Irrigation Control Box	TP	Top of Concrete
Lip	Lip of Gutter	TRW	Finish Grade – Top of Retaining Wall
LP	Light Pole	TW	Top of Walk
MH	Manhole	VC	Vertical Curve
Mon	Monument	VPC	Vertical Point of Curve
PC	Point of Curvature	VPT	Vertical Point of Tangency
PCC	Point of Compound Curvature	WL	Waterline
PI	Point of Intersection	WP	Working Point
PM	Power Meter	WV	Water Valve

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer		Existing Overhead Power Line	OHP
Proposed Meter Box		Existing Water	W
Proposed Water Meter		Existing Secondary Water	SW
Proposed Combo Box		Existing Sewer	S
Proposed Fire Hydrant		Existing Storm Drain	SD
Proposed Water Valve		Existing Gas	G
Proposed Water Line	W	Existing Power	P
Proposed Sanitary Sewer	S	Existing Telephone	T
Proposed Storm Drain		Existing Fiber Optic	FO
Proposed Conduit Line	C	Existing Fence	X
Proposed Power Line	P	Flowline	
Proposed Gas Line	G	Centerline	
Proposed Fire Line	F	Existing Contour	
Proposed Fiber Optic	FO	Existing Spot	4(78.00TA)
Proposed Secondary Water Line	SW	Existing Light Pole	
Proposed Roof Drain	RD	Existing Street Light	
Proposed Fence	X	Existing Building	
Ridge line	R	Existing Telephone Box	TB
Grade Break	GB	Existing Power Meter	PM
Proposed Contour	78	Existing Electrical Box	EB
Direction of Drainage		Existing Electrical Cabinet	ECAB
Proposed Spot	78.00TA	Existing Gas Meter	GM
ADA Accessible Route		Existing Water Meter	WM
Property Line		Existing Irrig. Control Box	ICB
Saw cut Line		Existing Bollard	BOL
Proposed Light Pole		Existing Hose Bib	HB
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole		Existing Coniferous Tree	
Existing Power Pole w/ Guy		Detail Number / Sheet Number	1/C0.1
Existing Utility Marker			
Existing Post			

Civil Sheet Index

C0.0 ..... Cover Sheet
1 ..... Survey Boundary Adjustment
C0.1 ..... Vicinity Map
C0.2 ..... Demolition Plan
C1.1 ..... Site Plan
C2.1 ..... Grading Plan
C3.1 ..... Details
C4.1 ..... Erosion Control Plan - Phase 1
C4.2 ..... Erosion Control Plan - Phase 2
C4.3 ..... Erosion Control Details

Civil Note to Contractor

The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Community Map No. 49057C0320F dated November 30, 2023. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual floodplain." (No Shading)

Basis of Bearings

A line between monuments found for the South Quarter Corner and the Southwest Corner of Section 25 was assigned the bearing of South 89°18'18" West as the Basis of Bearings to retrace and honor the previous survey

Benchmark

Brass Cap Monument for the Southwest Quarter of Section 25, T7, R2 West, SLB&M
Elevation = 4275.22 (NAD83)
County Surveyor Tie Sheet, Published (2019)
Observed (February 20, 2025)

Legal Description

Adjusted Lot 20

All of Lot 20 of Parkland Business Center Subdivision Phase 1 recorded as Entry No. 1549557 in the Official Records of Weber County, together with a Part of Lot 21 said Subdivision, located within the Southwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point on the Easterly line of said Subdivision, located 199.88 feet South 89°18'48" West along the Section line; and 1125.91 feet North 0°39'48" East to and along the Easterly line of said Subdivision from the South Quarter Corner of said Section 25; and running thence North 88°56'10" West 121.68 feet to the Westerly line of said Lot 21; thence South 48°12'43" West 123.27 feet along said Westerly line, being radial, to the Northerly line of Park Circle; thence along said Northerly line the following three courses: Northwesterly along the arc of a 50.00 foot radius curve to the left a distance of 77.28 feet (Central Angle equals 88°33'28" and Long Chord bears North 86°04'31" West 69.82 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 30.00 radius curve to the right a distance of 21.68 feet (Central Angle equals 41°24'35" and Long Chord bears South 70°21'33" West 21.21 feet) to a point of tangency; and North 88°56'10" West 43.24 feet to the Easterly line of Parkland Boulevard as it exists at 40.00 foot half-width; thence North 1°03'50" East 200.00 feet along said Easterly line to the South line of Lot 19 of said Subdivision; thence South 88°56'10" East 344.09 feet along said South line to said Easterly line of said Subdivision; thence South 0°39'48" West 112.16 feet to the point of beginning.

Contains 52,960 sq. ft.
Or 1.216 acres

Adjusted Lot 21

A part of Lot 21 of Parkland Business Center Subdivision Phase 1 recorded as Entry No. 1549557 in the Official Records of Weber County, located within the Southwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point on the Easterly line of said Subdivision, located 199.88 feet South 89°18'48" West along the Section line; and 1125.91 feet North 0°39'48" East to and along the Easterly line of said Subdivision from the South Quarter Corner of said Section 25; and running thence South 0°39'48" West 347.85 feet along said Easterly line to the most Easterly Corner of Lot 2 2 of said Subdivision; thence North 46°27'08" West 290.55 feet along the Northeasterly line of said Lot 22, being radial, to the Easterly line of Park Circle; thence Northwesterly along the arc of a 50.00 foot radius curve to the left a distance of 74.47 feet (Central Angle equals 85°20'09" and Long Chord bears North 0°52'48" East 67.78 feet) to a point on the Westerly line of said Lot 21; thence North 48°12'43" East 123.27 feet along said Westerly line, being radial; thence South 88°56'10" East 121.68 feet to the point of beginning.

Contains 46,708 sq. ft.
Or 1.118 acres

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC
Client Name: ARW
25-029 CV

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWEngineering.net

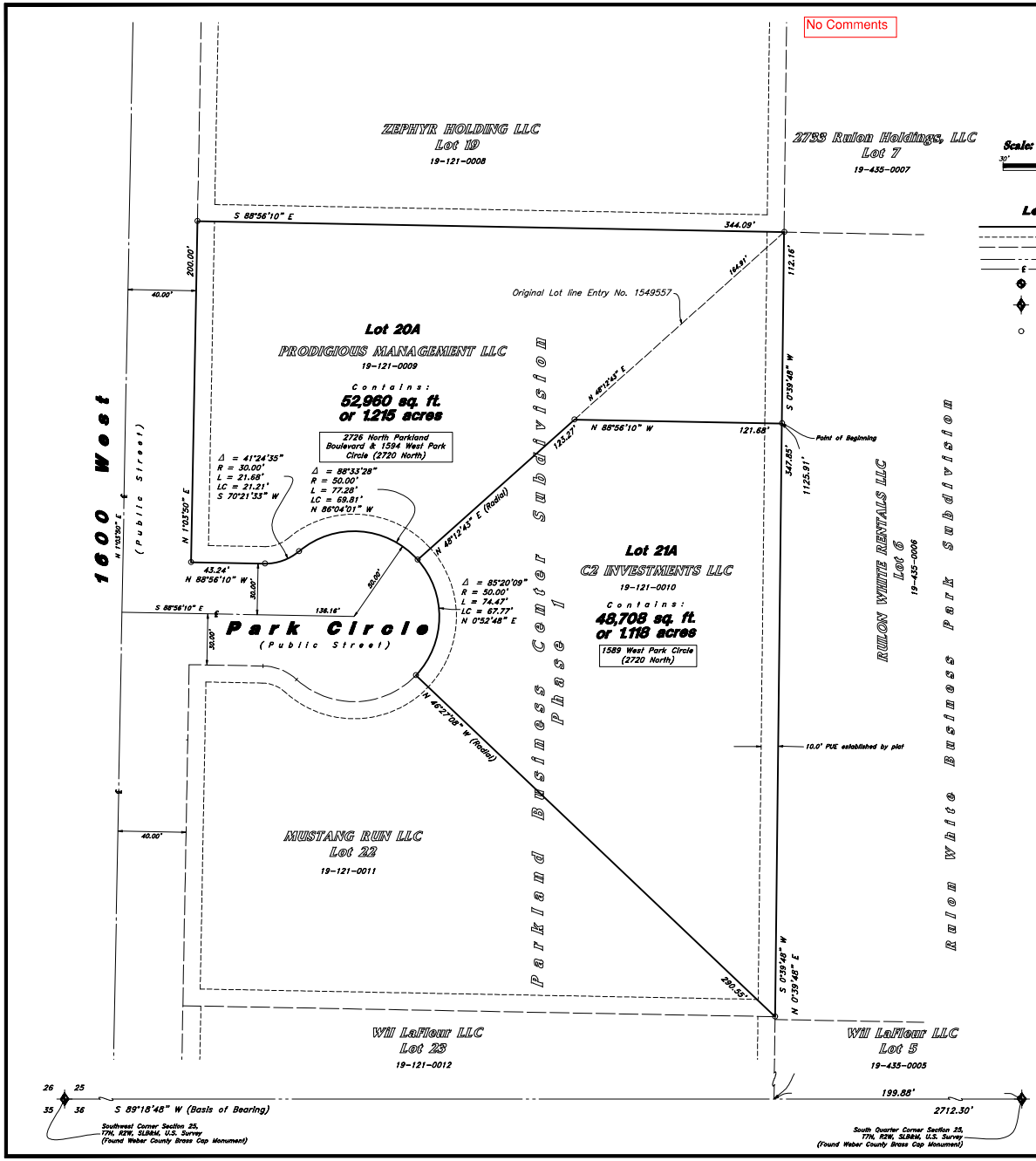
Cover Sheet
ARW Office Expansion
1594 West Park Circle
Ogden, Utah 84404

PROFESSIONAL ENGINEER
No. 6940095-2202
JASON H. THOMPSON
06/04/2025
STATE OF UTAH

4 Jun, 2025

SHEET NO.
C0.0

No Comments

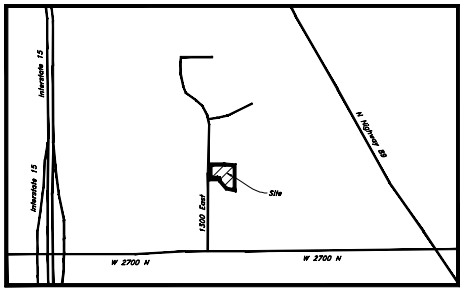


Scale: 1" = 30'

30' 0 30' 60'

Legend

- Property Line
- Easement Line
- Adjoiner Line
- Section Line
- Center Line
- Centerline Monument
- Section Corner
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped "AWA"



Vicinity Map
Not to Scale

Narrative

This Survey was requested by ARW Engineering for the purpose of adjusting the common line between Lots 20 and 21 of the Parkland Business Center Subdivision Phase 1, recorded as Entry No. 1549557.

This Simple Boundary Adjustment retraces and honors the underlying Parkland Business Center Subdivision Phase 1 plat with a NAD83 Utah North Zone State Plane datum reference to North which matches the Weber County Survey.

A line between monuments found for the South Quarter Corner and the Southwest Corner of Section 25 was assigned the Weber County bearing of S 89°18'48" W as the Basis of Bearings.

Record Descriptions

Lot 20

All of Lot 20 of Parkland Business Center Subdivision Phase 1 recorded as Entry No. 1549557 in the Official Records of Weber County.

Lot 21

All of Lot 21 of Parkland Business Center Subdivision Phase 1 recorded as Entry No. 1549557 in the Official Records of Weber County.

Adjusted Descriptions

Adjusted Lot 20

All of Lot 20 of Parkland Business Center Subdivision Phase 1 recorded as Entry No. 1549557 in the Official Records of Weber County, together with a Part of Lot 21 said Subdivision, located within the Southwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point on the Easterly line of said Subdivision, located 199.88 feet South 89°18'48" West along the Section line; and 1125.91 feet North 0°39'48" East to and along the Easterly line of said Subdivision from the South Quarter Corner of said Section 25; and running thence North 88°56'10" West 121.68 feet to the Westerly line of said Lot 21; thence South 48°12'43" West 123.27 feet along said Westerly line, being radial, to the Northerly line of Park Circle; thence along said Northerly line the following three courses: Northwesterly along the arc of a 30.00 foot radius curve to the left a distance of 77.28 feet (Central Angle equals 88°33'28" and Long Chord bears North 86°04'01" West 69.82 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 30.00 radius curve to the right a distance of 21.68 feet (Central Angle equals 41°24'35" and Long Chord bears South 70°21'33" West 21.21 feet) to a point of tangency; and North 88°56'10" West 45.24 feet to the Easterly line of Parkland Boulevard as it exists at 40.00 foot half-width; thence North 1°03'50" East 200.00 feet along said Easterly line to the South line of Lot 19 of said Subdivision; thence South 88°56'10" East 344.09 feet along said South line to said Easterly line of said Subdivision; thence South 0°39'48" West 112.18 feet to the point of beginning.

Contains 52,960 sq. ft.
Or 1.215 acres

Adjusted Lot 21

A part of Lot 21 of Parkland Business Center Subdivision Phase 1 recorded as Entry No. 1549557 in the Official Records of Weber County, located within the Southwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point on the Easterly line of said Subdivision, located 199.88 feet South 89°18'48" West along the Section line; and 1125.91 feet North 0°39'48" East to and along the Easterly line of said Subdivision from the South Quarter Corner of said Section 25; and running thence South 0°39'48" West 347.85 feet along said Easterly line to the most Easterly Corner of Lot 22 of said Subdivision; thence North 46°27'08" West 290.55 feet along the Northeasterly line of said Lot 22, being radial, to the Easterly line of Park Circle; thence Northwesterly along the arc of a 50.00 foot radius curve to the left a distance of 74.47 feet (Central Angle equals 85°20'09" and Long Chord bears North 0°52'48" East 67.78 feet) to a point on the Westerly line of said Lot 21; thence North 48°12'43" East 123.27 feet along said Westerly line, being radial; thence South 88°56'10" East 121.68 feet to the point of beginning.

Contains 48,708 sq. ft.
Or 1.118 acres

Certification

I David M. Hamilton do hereby certify that I am a Professional Land Surveyor in the State of Utah, and do hereby certify for, and on behalf of AWA; that this Simple Boundary Adjustment in Pleasant View City, Weber County, Utah has been correctly drawn to the designated scale and is true and correct representation of the herein described lands based on data compiled from records in the Weber County Recorder's Office and from a survey made on the ground.

Date: 5 June, 2025

PROFESSIONAL LAND SURVEYOR 12966234 David M. Hamilton STATE OF UTAH

David M. Hamilton
Utah PLS No. 12966234

REV	DATE	DESCRIPTION

Designed by: TC
Drafted by: KA
Client Name: ARW Engineering
25-029 SBA

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-0928 - AWAengineering.net

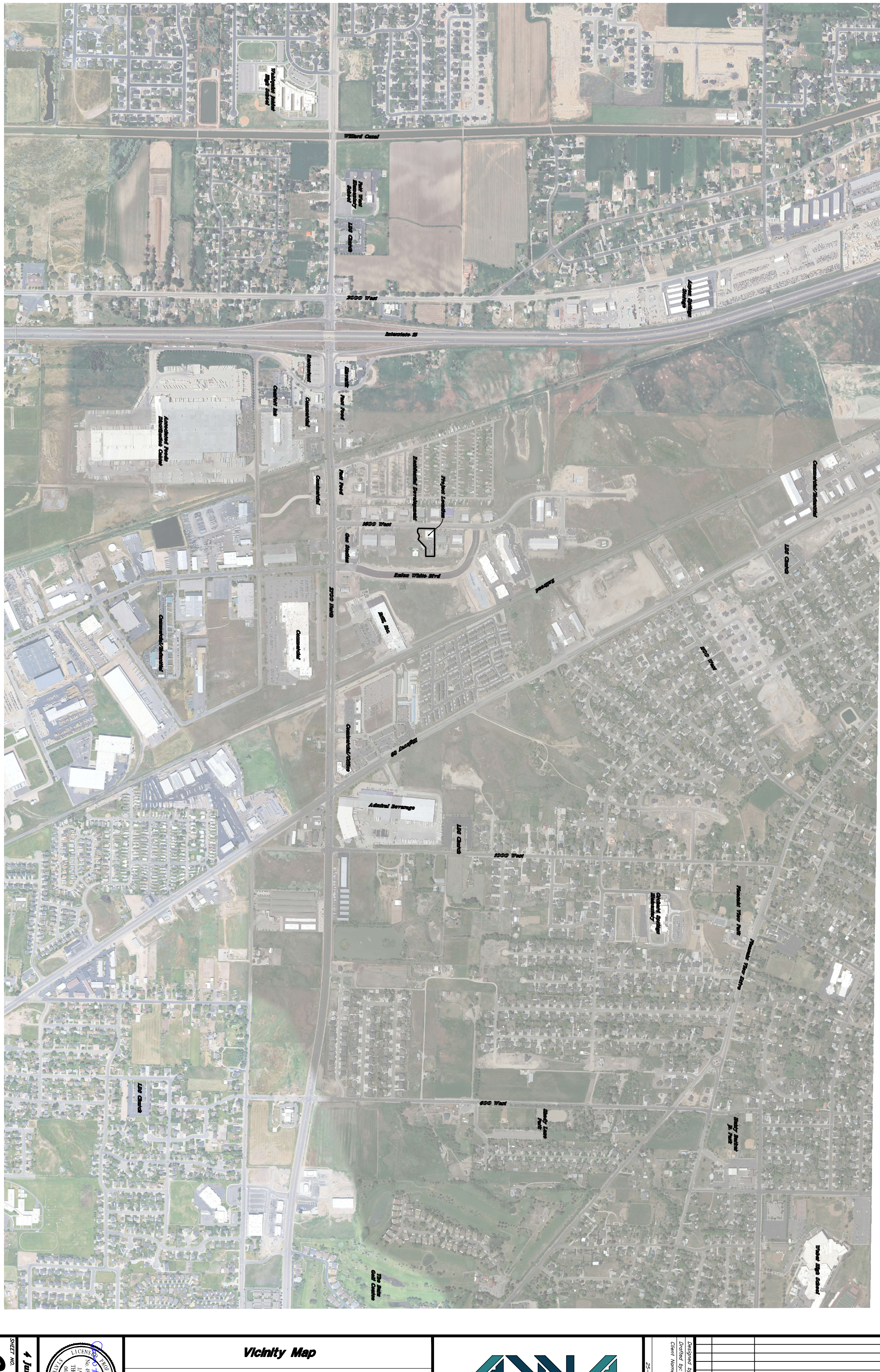
Simple Boundary Adjustment

ARW Office Expansion

1589 West Park Circle (2720 North) & 2726 North Parkland Boulevard
Pleasant View City, Weber County, Utah
A Part of the Southwest Quarter Corner of Section 25, T7N, R2W, SLB&M, U.S. Survey

2 Jun, 2025

SHEET NO.
1
of 1



Vicinity Map

ARW Office Expansion

1594 West Park Circle
Ogden, Utah 84404

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

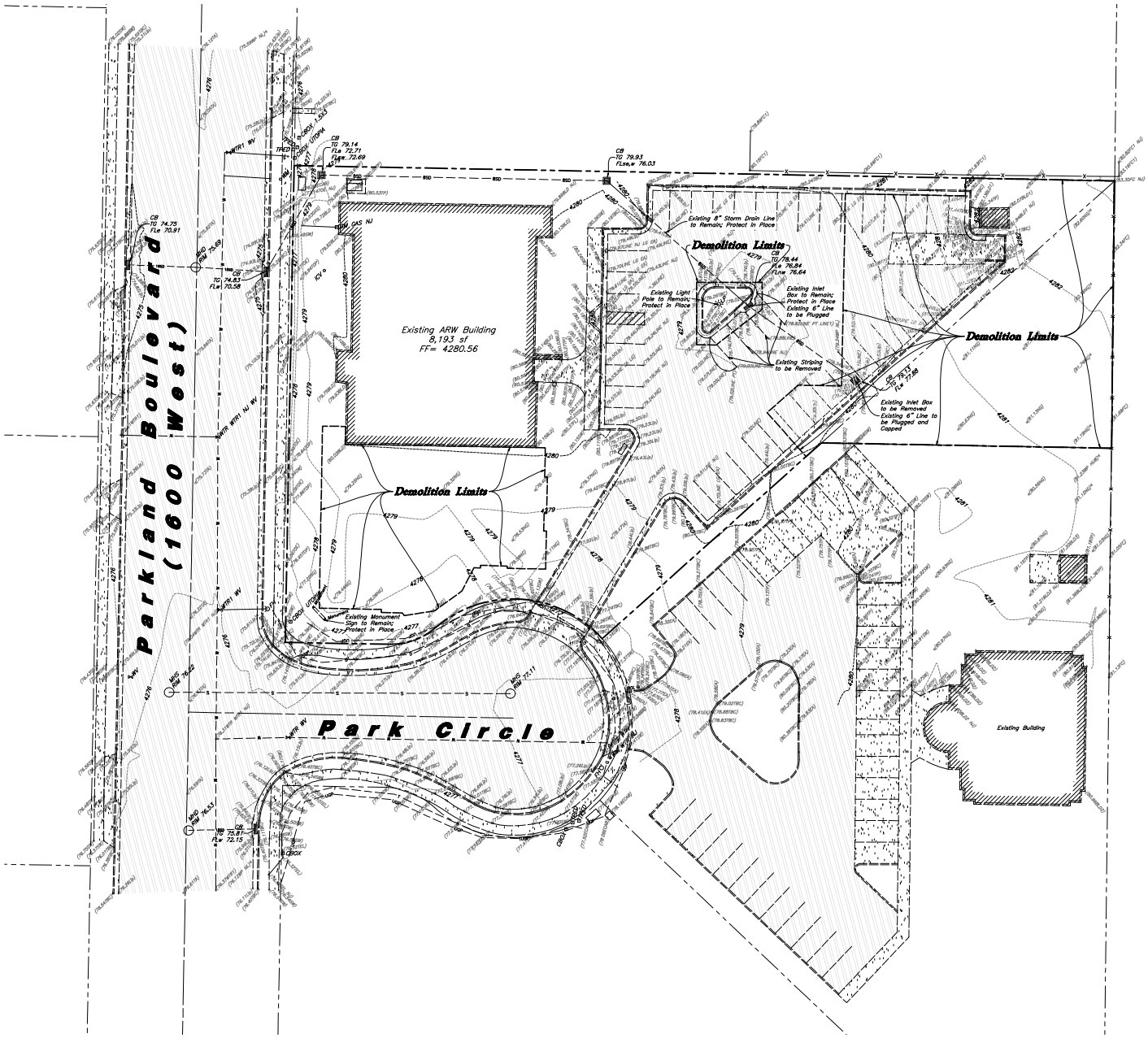
25-029 W

Designed by: JT
Drafted by: DC
Client Name: ARW

REV	DATE	DESCRIPTION

4 Jun, 2025

SHEET NO.
C0.1



Scale: 1" = 20'

20' 0 20' 40'

General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures within the demolition limits to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within demolition limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. Demolish existing buildings and clear from site. (including removal of all footings and foundations.)
16. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
17. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
18. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
19. Contractor shall shore and protect neighboring properties per OSHA stds. during excavation activities when necessary. All excavation shall remain on and within the bounds of the subject property. Unless specifically noted on the plans and approval from the adjoining neighbor has been obtained prior to any excavation beyond the subject property limits.
20. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC
Client Name:
ARW
25-029 DM

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWEngineering.net

Demolition Plan

ARW Office Expansion

1594 West Park Circle
Ogden, Utah 84404

PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
06/04/2025
STATE OF UTAH

4 Jan, 2025

SHEET NO.
C0.2

Looks like they made the corrections from the concept meeting. Just need to address the 10% for the Storm Water that it appears they are over.

Did we ask them for buy off on the changes from Bona Vista?

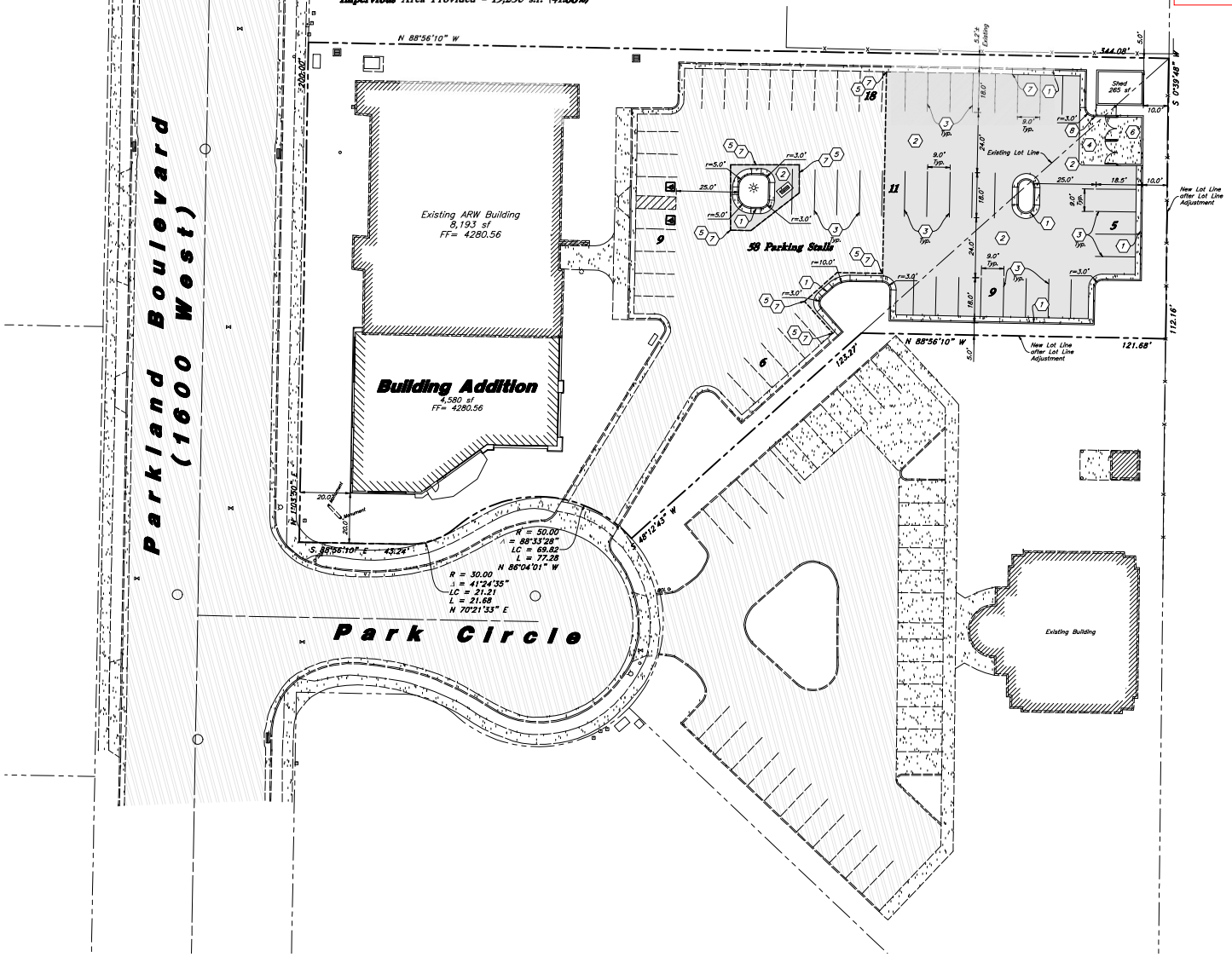
Site Data

Existing Site Area = 46,136 s.f. (1.059 ac.)
Existing Building Area = 8,193 s.f.
Building Addition Area = 4,580 s.f.
Shed Area = 265 s.f.
Total Building Area = 12,773 s.f. (27.68%)
Landscape Area Provided = 14,182 s.f. (30.74%)
Impervious Area Provided = 19,230 s.f. (41.68%)

Proposed Additional Site Area = 6,824 s.f. (0.157 ac.)
Landscape Area Provided = 2,120 s.f. (31.07%)
Impervious Area Provided = 4,704 s.f. (68.93%)

Proposed Site Data

Combined Site Area = 52,960 s.f. **(1.216 ac.)**
Total Building Area = 12,773 s.f. **(24.11%)**
Landscape Area Provided = 16,304 s.f. **(30.79%)**
Impervious Area Provided = 23,932 s.f. **(45.14%)**
Parking Required = 4/1,000 s.f. = **51 stalls**
Parking Provided = 58 stalls **(4.54/1,000)**



Scale: 1" = 20'

20' 0 20' 40'

Site Construction Notes

1. Const. 30" Curb & Gutter (1 / C3.1)
2. Const. Asphalt Paving (2 / C3.1)
3. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
4. Const. Conc. Paving (3 / C3.1)
5. Sawcut; Provide Smooth Clean Edge
6. Dumpster Enclosure (See Arch. Plans)
7. Conn. & Match Existing Improvements
8. Const. Curb Wall (6 / C3.1)
9. Const. Concrete Collar (7 / C3.1)

Hatch Legend

- Standard Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Existing Concrete Paving
- Building Interior

General Site Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
2. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
3. All dimensions are to back of curb unless otherwise noted.
4. Fire lane markings and signs to be installed as directed by the Fire Marshal.
5. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
6. Const. curb transition at all points where curb abuts sidewalk, see detail.
7. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC
Client Name: ARW
25-029 SP

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Site Plan

ARW Office Expansion

1594 West Park Circle
Ogden, Utah 84404

PROFESSIONAL ENGINEER No. 4940495-2202 JASON H. THOMPSON 06/04/2025 STATE OF UTAH

4 Jun, 2025

SHEET NO.
C1.1

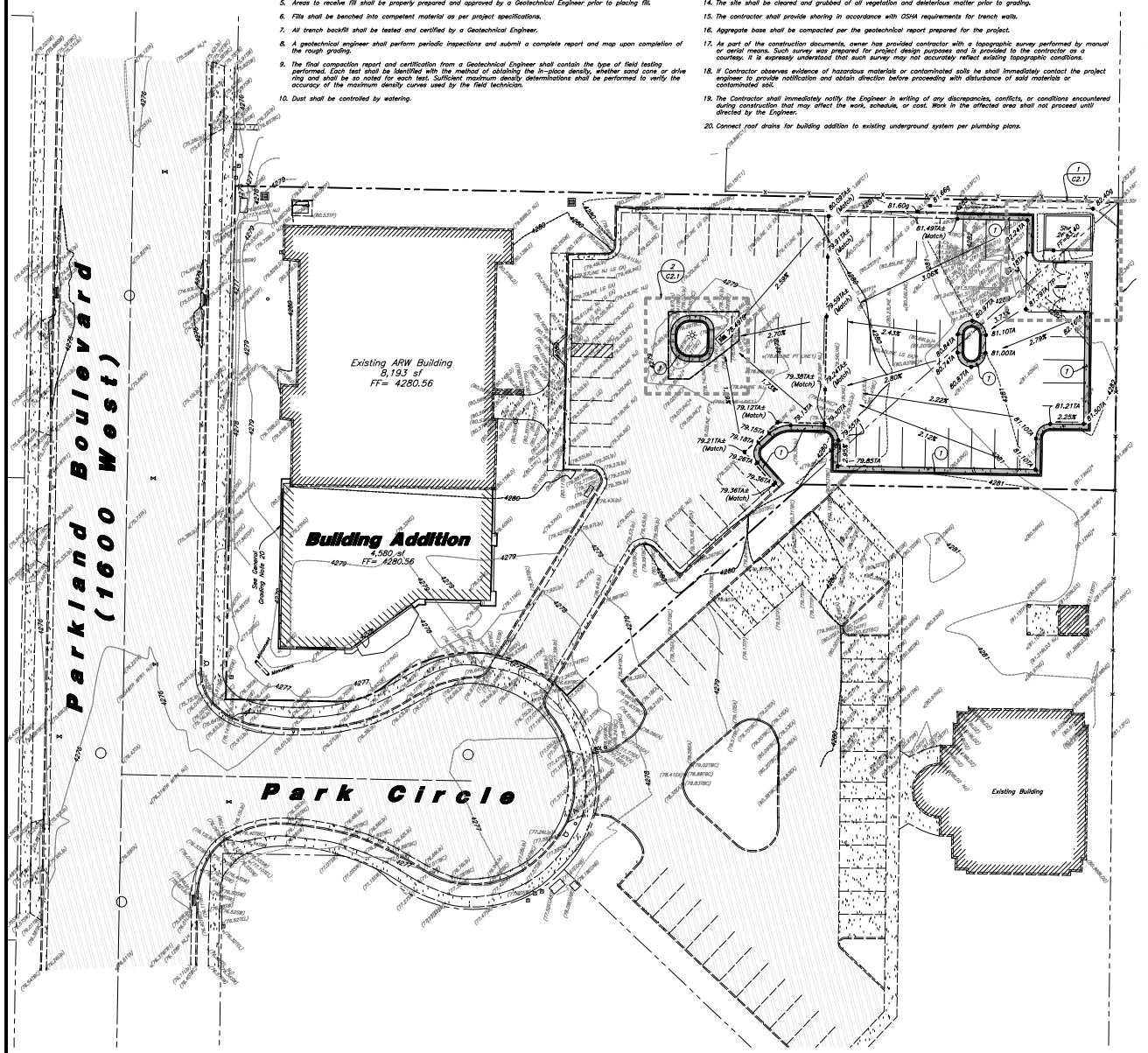
General Grading Notes:

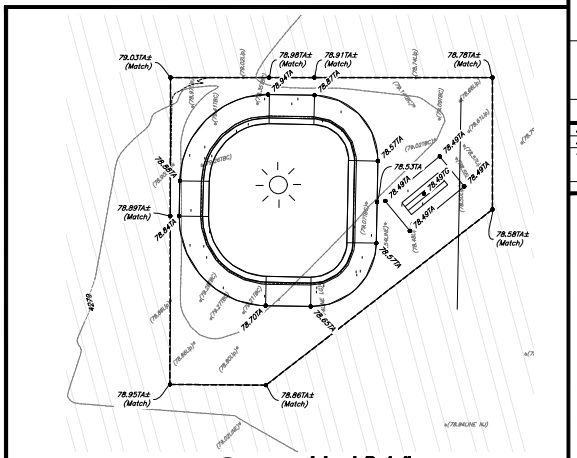
1. All grading shall be in accordance with the project specifications.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the project specification prepared for the project.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per project specifications.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
18. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
19. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
20. Connect roof drains for building addition to existing underground system per plumbing plans.

Curb and Gutter Construction Notes:

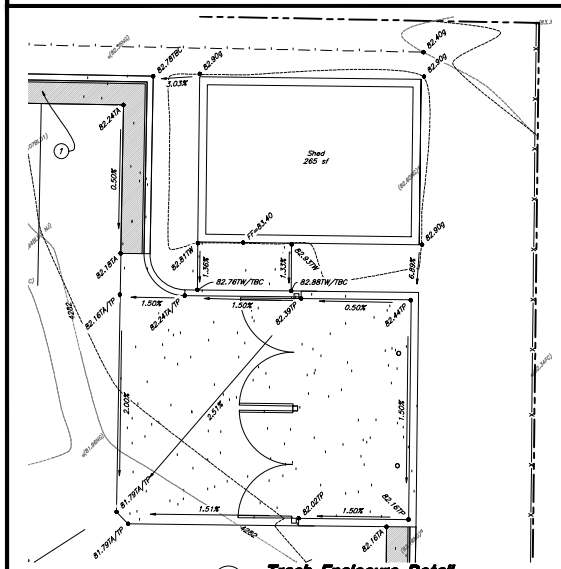
1. Open face gutter shall be constructed where drainage is directed away from curb.
2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Scale: 1" = 20'





2 Island Detail
Scale: 1" = 5'



1 Trash Enclosure Detail
Scale: 1" = 5'

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC
Client Name: ARW
25-029 GR

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Grading Plan
ARW Office Expansion
1594 West Park Circle
Ogden, Utah 84404

UTAH PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
06/04/2025
STATE OF UTAH

4 Jan, 2025

SHEET NO.
C2.1

1. REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.

   A. Space rebar and dowels at 12 to 15 inches on center.
   B. Grease dowels to provide movement in expansion joints.
   C. Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.

2. SAWING: Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.

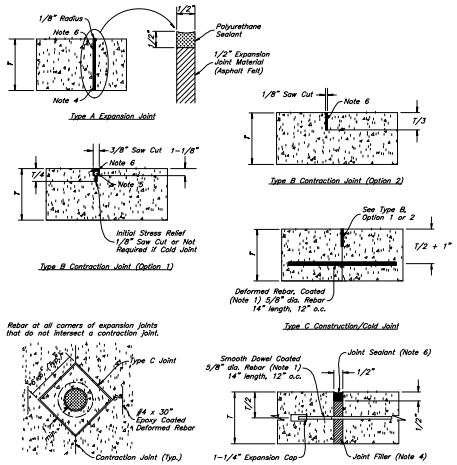
3. JOINTS: Lay out joints to aid construction and control random cracking.

   A. Joint Spacing shall be 12 feet maximum on center in both directions.
   B. Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
   C. Make adjustments in joint locations to meet inlet or manhole locations.
   D. Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.

4. JOINT FILLER: Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.

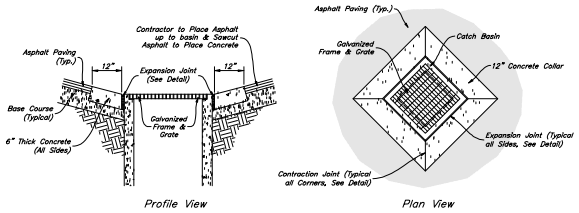
5. BACKER ROD: Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.

6. JOINT SEALANT: Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



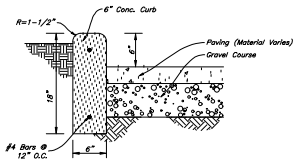
8 Concrete Joint Detail

Not to Scale



7 Concrete Collar Detail

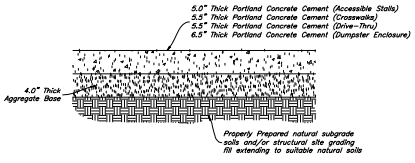
Not to Scale



6 Curb Wall Detail

Not to Scale

1. See Concrete Joint Detail



5 Concrete Paving Section

Not to Scale

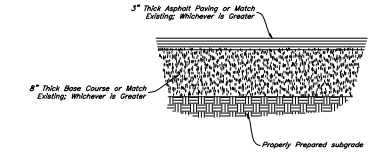
4 Not Used

Not to Scale

3 Not Used

Not to Scale

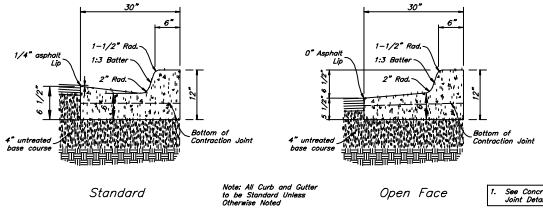
Note:
Contractor to notify Engineer if the existing pavement section differs from the minimum thickness shown hereon prior to construction of parking lot.



2 Standard Asphalt Section

Not to Scale

1. Contraction Joints
   A. Spacing = 10' o.c., see joint detail
   B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals
2. Expansion Joints
   A. Make expansion joints full depth, see joint detail
   B. Place expansion joint at all cold joints
   C. Expansion joints are required at ends of all radii 0.08.
   D. Required 5'-0" on each side of drainage structures
   E. Required at 90'-0" maximum intervals in straight curb and gutter
   F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (½" thick bituminous filler material)
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
6. All radii shall be true arcs
7. Medium to light broom finish on all exterior concrete



Note: All Curb and Gutter to be Standard Unless Otherwise Noted

1. See Concrete Joint Detail

1 30" Curb And Gutter

Not to Scale

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC
Client Name: ARW
25-029 DT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWEngineering.net

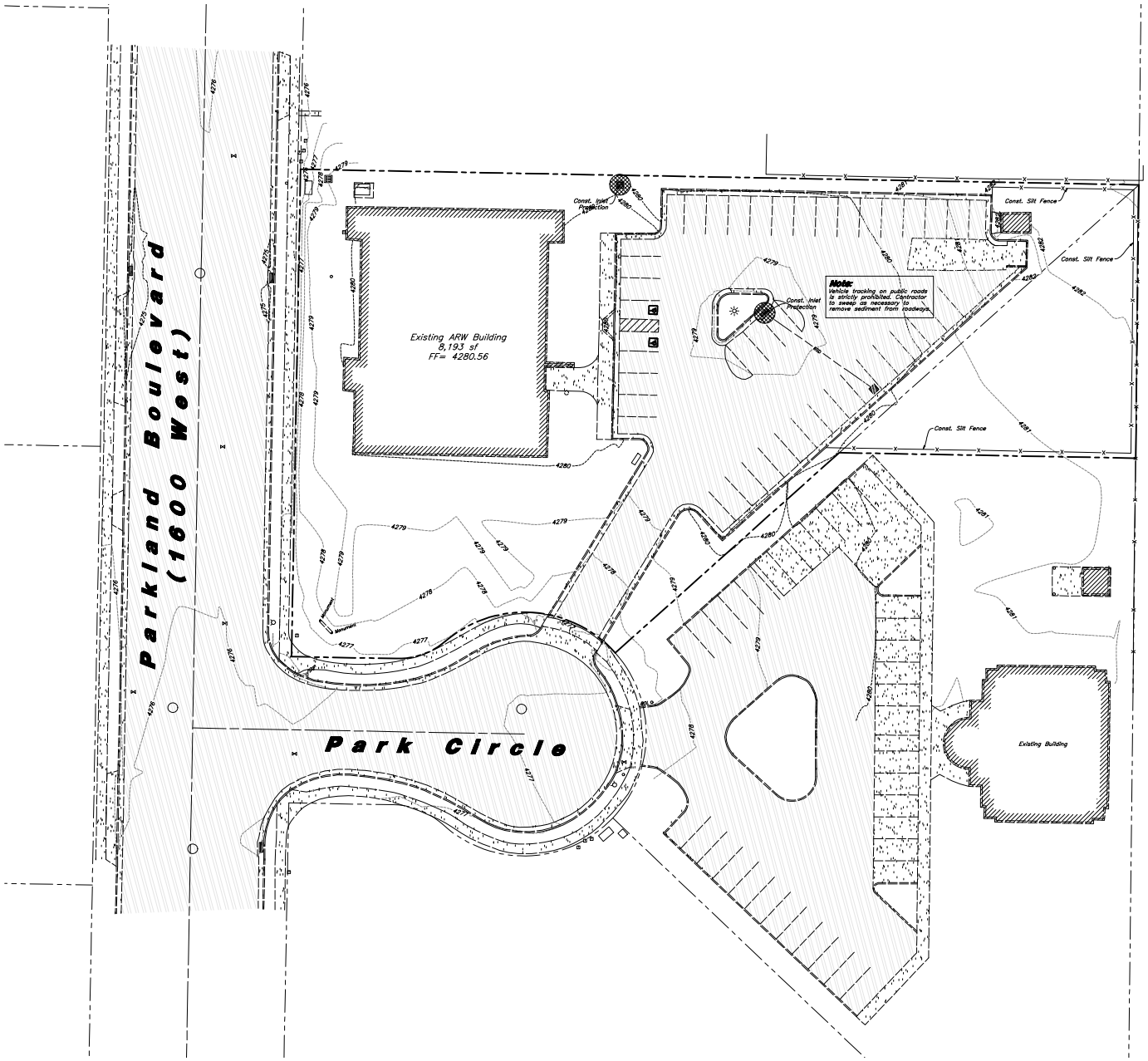
Details

ARW Office Expansion
1594 West Park Circle
Ogden, Utah 84404

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
06/04/2025
STATE OF UTAH

4 Jan, 2025

SHEET NO.
C3.1



Scale: 1" = 20'

20' 0 20' 40'

Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.	2 C5.3
Silt Fence	—X— 3 C5.3
Limit of Disturbance	— —
Construction Entrance / Truck Wash (50'x24' Min.)	1 C5.3
Concrete Washout Area	CW 4 C5.3
Portable Toilet	PT
Gravel Sock	5 C5.3
Existing Contour	77
Existing Spot	+(78.00EN)
Proposed Contour	--78--

Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC
Client Name:
ARW
25-029 EC1

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Erosion Control Plan - Phase 1

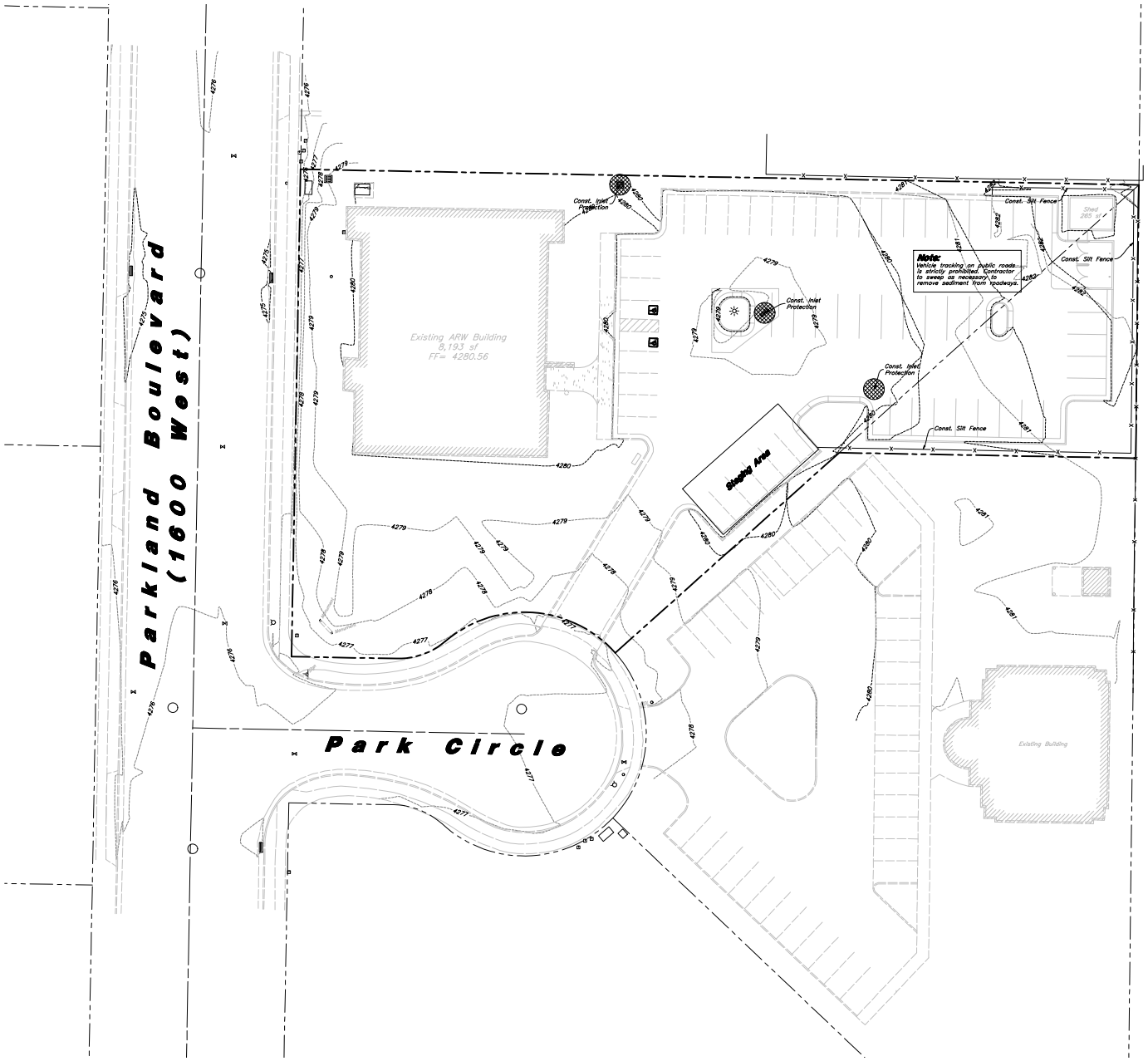
ARW Office Expansion

1594 West Park Circle
Ogden, Utah 84404

UTAH PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
06/04/2025
STATE OF UTAH

4 Jun, 2025

SHEET NO.
C4.1



Scale: 1" = 20'

20' 0 20' 40'

Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.	2 C5.3
Silt Fence	3 C5.3
Limit of Disturbance	
Construction Entrance / Truck Wash (50'x24' Min.)	1 C5.3
Concrete Washout Area	CW 4 C5.3
Portable Toilet	PT
Gravel Sock	5 C5.3
Existing Contour	78
Existing Spot	+(78.00)(N)
Proposed Contour	78

Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC
Client Name:
ARW
25-029 EC2

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Erosion Control Plan - Phase 2

ARW Office Expansion

1594 West Park Circle
Ogden, Utah 84404

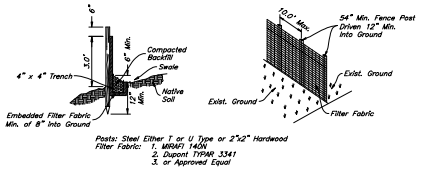
UTAH PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
06/04/2025
STATE OF UTAH

4 Jan, 2025

SHEET NO.
C4.2

6 Not Used

Not to Scale

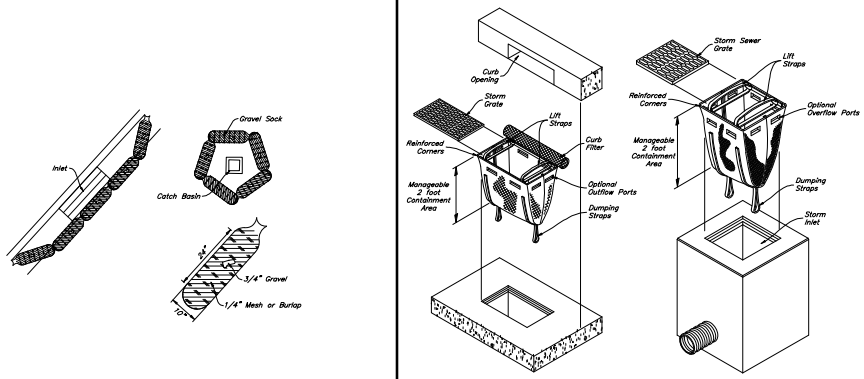


Notes:

1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Collected material shall be removed when "bulges" develop in the silt fence.

3 Silt Fence Section

Not to Scale



2 Dandy Sack Inlet Protection

Not to Scale

1 Stabilized Construction Entrance

Not to Scale

5 Gravel Sock Sediment Barrier

Not to Scale

4 Concrete Washout

Not to Scale

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC
Client Name: ARW
25-029 EC2

2010 North Richmond Road, Salt Lake City, Utah 84116
(801) 321-8629 - AWengineering.net

Erosion Control Details

ARW Office Expansion

1594 West Park Circle
Ogden, Utah 84404

4 Jan, 2025

SHEET NO.
C4.3

Planning Commission Staff Report

Rezone

July 10, 2025

BASIC INFORMATION

Applicant(s): Fox Meadows HOA
Paul Pitcher, President

Location: Approximately 624 West Fox Meadows Drive |
Weber County Parcels: 17-418-0021

Acres: Approximately .29 Acres

Current Use: Vacant land
Current Designation and Zone:
Planned Commercial: CP-1

Proposed Designation and Zone:
Medium Residential: LSFR – Limited Single Family Residential)

PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider recommendations to the City Council for a proposal to rezone a single lot of approximately .29 acres, at 624 West Fox Meadows Drive, from CP-1 (Planned Commercial) to LSFR – Limited Single Family Residential.

April 17, 2025: This item was brought before the Planning Commission in conjunction with a proposal for a General Plan Amendment. The Planning Commission recommended denial of the General Plan Amendment to the City Council. It was decided not to move forward with consideration of the Rezone until the General Plan Amendment received a Council determination.

May 27, 2025: The proposed General Plan Amendment went to City Council for consideration and was approved with a unanimous vote.

Consideration for Rezone
The application for Rezone is now being brought back for consideration by the Planning Commission. With the approval of the land use classification change, the proposed LSFR – Limited Single Family Residential zone would align with the approved General Plan amendment.

STAFF CONTACT

Tammy Eveson, Planner I
teveson@pleasantviewut.gov
801-782-8529

ATTACHMENTS

1.) Staff Report dated April 17, 2025

Planning Commission Staff Report

General Plan Amendment and Rezone

April 17, 2025

BASIC INFORMATION

Applicant(s): Fox Meadows HOA
Paul Pitcher, President

Location: Approximately 624 West Fox Meadows Drive |
Weber County Parcels: 17-418-0021

Acres: Approximately .29 Acres

Current Use: Vacant land
Current Designation and Zone:
Planned Commercial: CP-1

Proposed Designation and Zone:
Medium Residential: LSFR – Limited Single Family Residential)

PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider recommendations to the City Council for two proposals running concurrently, related to the development of a single lot at 624 West Fox Meadows Drive.

Proposal 1 – General Plan Amendment

Consideration of a General Plan Amendment to modify the current zoning designation of approximately .29 acres of land from Planned Commercial (applicable zones CP-1, CP-2, CP-3) to Medium Density Residential (applicable zone LSFR – Limited Single Family Residential).

Proposal 2 – Consideration for Rezone

Consideration to modify the current zoning designation of the approximate .29 acres of land from Planned Commercial (CP-1) to Medium Density Residential, LSFR – Limited Single Family Residential.

BACKGROUND

The lot indicated in the proposals was initially part of the Fox Meadows Subdivision which was created with the implementation of a development agreement and was approved by the City Council on October 24, 2017. In this development agreement, approximately 1.559 acres of property was to remain designated for commercial use. The two lots that comprise the 1.559

acres are located at the east end of the Fox Meadows Subdivision and are Weber County parcels 17-418-0022 and 17-418-0021.

Section 4.5 of the development agreement states that the agreement "shall run with the land, and shall be biding on the Owner, and all future successors and assigns of the Owner in any portion of the Subject Property."

Section 5.2 "Amendments. The City Council and Owner agree that any amendment to this Development Agreement, including all Exhibits hereto, shall only be made by following the procedures and notice required for an amendment to a City Land Use Ordinance, as required by the City's Ordinances."

August 27, 2024, the owners of the remaining lots transferred ownership of parcel 17-418-0021 at 624 W Fox Meadows Drive, to the Fox Meadows HOA through a quit claim deed.

The HOA is proposing the lot be rezoned to create a buildable lot for one additional residential dwelling.

ANALYSIS

General Plan Amendment

The original intent of the area along 2700 North was to be developed as commercial use. Through the referenced development agreement, the Fox Meadows Subdivision was approved with the understanding that the portion at the east end was to remain commercial and is indicated as commercial use on the City's Future Land Use Map. Any changes to this designation would require an amendment to the development agreement.

Consideration for Rezone

The petitioner's proposal requests that the existing parcel be rezoned from CP-1 Planned Commercial to the newly adopted LSRF – Limited Single Family Residential Zone.

Staff has reviewed this request in connection with the City's General Plan and Future Land Use Map.

Medium Density Residential (4-8 DU/AC)
Medium Density Residential development is located along the west side of US 89 to the rail lines, south of 2550 North and north of the City Limits. This land use classification serves as a desirable transition between the low-density development in the City to a more commercial or industrial setting and context. It predominately consists of single-family detached homes on fourth-acre lots and smaller. This land use classification will provide the opportunity for the development of smaller lot subdivisions that may include and encourage higher-end single-story detached patio homes. Exceptional design and architectural features must be a component of these developments. Superior exterior building materials should be utilized. Square footage of patio homes should typically consist of not less than 1300 square feet, with a minimum of an attached two-car garage. Shared-wall units, including duplexes, townhomes, and four-plexes may be considered provided the overall density, unit square footages, and lot sizes are maintained.

18.23.010
The purpose of the LSFR zone is to provide residential lots upon which single-family and patio dwellings may be constructed. The LSFR zone supports the development of areas of residential character comparable to that of a single-family residential area, and is designed to promote, stabilize and protect an environment suitable for family life. (Ord.2025-6, dated 2/11/25)

The proposed zoning change would allow for the subdivision of land following the development standards as outlined in the ordinance.

Development Standards
Lot Dimensions: • Minimum lot area: 7,260 square feet • Minimum lot width: 65 feet (25 feet from the front lot line)
Setbacks: • Front yard: 25 feet • Side yard: 8 feet minimum; combined total of 16 feet • Rear yard: 25 feet (10 feet for accessory buildings on corner lots • Accessory buildings: 3 feet from main building, 1 foot from property lines
Master Plan Requirements: • Cohesive development with varied architectural styles (no adjacent similar homes) • Homeowners' association or other City-approved legally defined standards • Design guidelines to maintain vision
Parking and Garages: • Minimum two-car enclosed garages • Driveway width matching garage opening
Lot Coverage: • Maximum 60% of lot for impervious surfaces

CONSIDERATION

The Planning Commission will hold a public hearing in accordance with Pleasant View City Code and Utah Code and will consider two recommendations to City Council.

1. Whether the proposed amendment to the General Plan is deemed an appropriate use for the property at 624 West Fox Meadows Drive.
2. Whether it is deemed appropriate to rezone the proposed property to Residential (LSFR – Limited Single Family Residential) or to deny the rezone request and keep the property designated as CP-1.

Consideration of the General Plan amendment to the City Council, would allow a residential zone to be applied if deemed appropriate.

STAFF RECOMMENDATION

Staff recommends approval or denial of the rezone based on the determination of appropriateness of the General Plan and with the following conditions:

- Recommendation of approval would require an amendment to the development agreement to be approved by City Council.

STAFF CONTACT

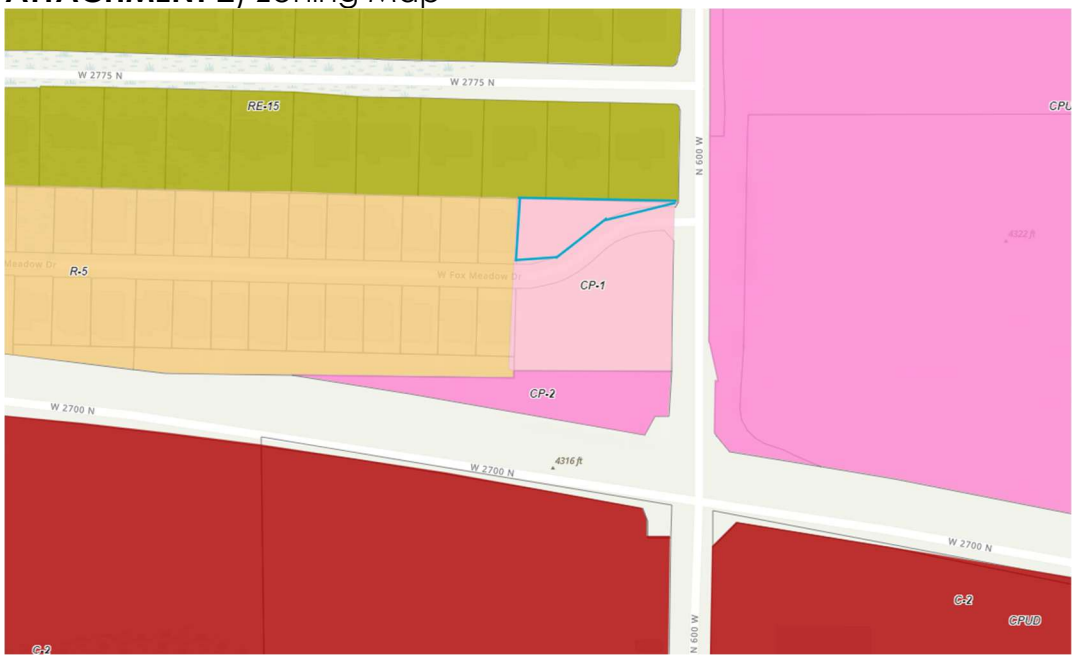
Tammy Eveson, Planner I
teveson@pleasantviewut.gov
801-782-8529

ATTACHMENTS

1.) Vicinity Map
2.) Zoning Map
3.) Future Land Use Map
4.) Proposed Zoning Ordinance
5.) Application
6.) Development Agreement

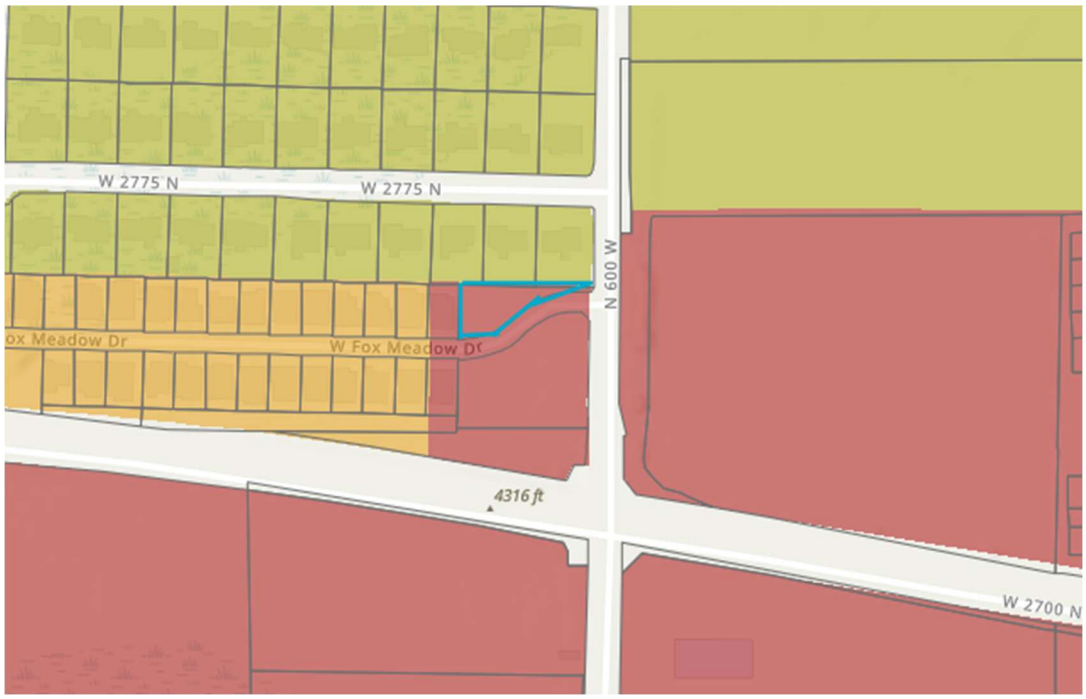
ATTACHMENT 1) Vicinity Map

ATTACHMENT 2) Zoning Map



Current Zoning Map Designating Property as CP-1 Planned Commercial

ATTACHMENT 3) Future Land Use Map



Future Land Use Map Designating Property as General Commercial

ATTACHMENT 4) Zoning Ordinance

ATTACHMENT 5) Application

ATTACHMENT 6) Development Agreement

PLEASANT VIEW CITY
APPLICATION FOR ZONE CHANGE

LOCATION: 624 WEST FOX MEADOWS DRIVE PARCEL ID #: 17-418-0021

ACREAGE: 12,435 SQ FT

CURRENT ZONE CP-1 PROPOSED ZONE: LSFR

CURRENT USE NONE

PROPOSED USE 1 HOME

PROPERTY OWNER(S):

NAME: FOX MEADOWS HOA, PAUL M PITCHER PHONE: 801-791-0218 FAX: –

ADDRESS: 743 WEST FOX MEADOWS DRIVE EMAIL: PMP8695@GMAIL.COM

APPLICANT/AGENT:

NAME: PHONE: FAX:

ADDRESS: EMAIL:

SURVEYOR:

NAME: PHONE: FAX:

ADDRESS: EMAIL:

ENGINEER:

NAME: 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.

Paul M Pitcher PRES. HOA FEB 13, 2025

Signature of Applicant/Agent Date

For City Use

FEES (due at time of application)

7-713	Application Fee:	$ 150.00
7-717	Noticing Fee:	$ 75.00
TOTAL FEES:		$ 225.00

Date Paid: 2/13/25

Form Date: Sept 2024

Affidavit

Property Owner

I (we) PAUL M. PITCHER FOX MEADOWS HOA PRES. (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) Paul M Pitcher

_____

State of: Utah)
County of: Weber) §

Subscribed and sworn to before me on this 5th of February, in the year 2025, that Paul M. Pitcher 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.

TEGAN LUDLOW
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 736489
COMM. EXP. 04/02/2028

Tegan Ludlow
Notary Public

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.

Signature of Property Owner(s) _____

_____

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

E# 3337717 PG 1 OF 1
LEANN H KILTS, WEBER CTY. RECORDER
27-AUG-24 1217 PM FEE $40.00 LC
REC FOR: TRITERRA

Mail Tax Notice To:
Fox Meadows HOA, Inc.
c/o Paul Pitcher
743 W Meadow Drive #20
Pleasant View, UT 84414

W3337717

Space above this line for Recorder's use

Tax ID No. 17-418-0021

QUIT CLAIM DEED

TriTerra West LLC, GRANTOR(S)

hereby **QUIT CLAIMS TO**

Fox Meadows HOA, Inc, GRANTEE(S)

for the sum of ($10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Davis County, State of Utah, to-wit:

11 ALL OF LOT 21, FOX MEADOW PHASE 5A, PRUD SUBDIVISION, PLEASANT
12 VIEW CITY, WEBER COUNTY, UTAH.

17-418-0021

WITNESS the hand of said Grantor(s) this 27 day of August, 2024.

TriTerra West LLC,

Jody Deamer, Governing Person

State of Utah
County of Davis

On this 27 day of August, 2024, personally appeared before me, the undersigned Notary Public, personally appeared Jody Deamer as the Governing Person of TriTerra West LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Calli Adams

Notary Public
My commission expires: 11.28.26

CALLI ADAMS
Notary Public State of Utah
My Commission Expires on:
November 28, 2026
Comm. Number: 728097

0-58

FOX MEADOW PHASE 5A- A P.R.U.D. SUBDIVISION

A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B.&M.

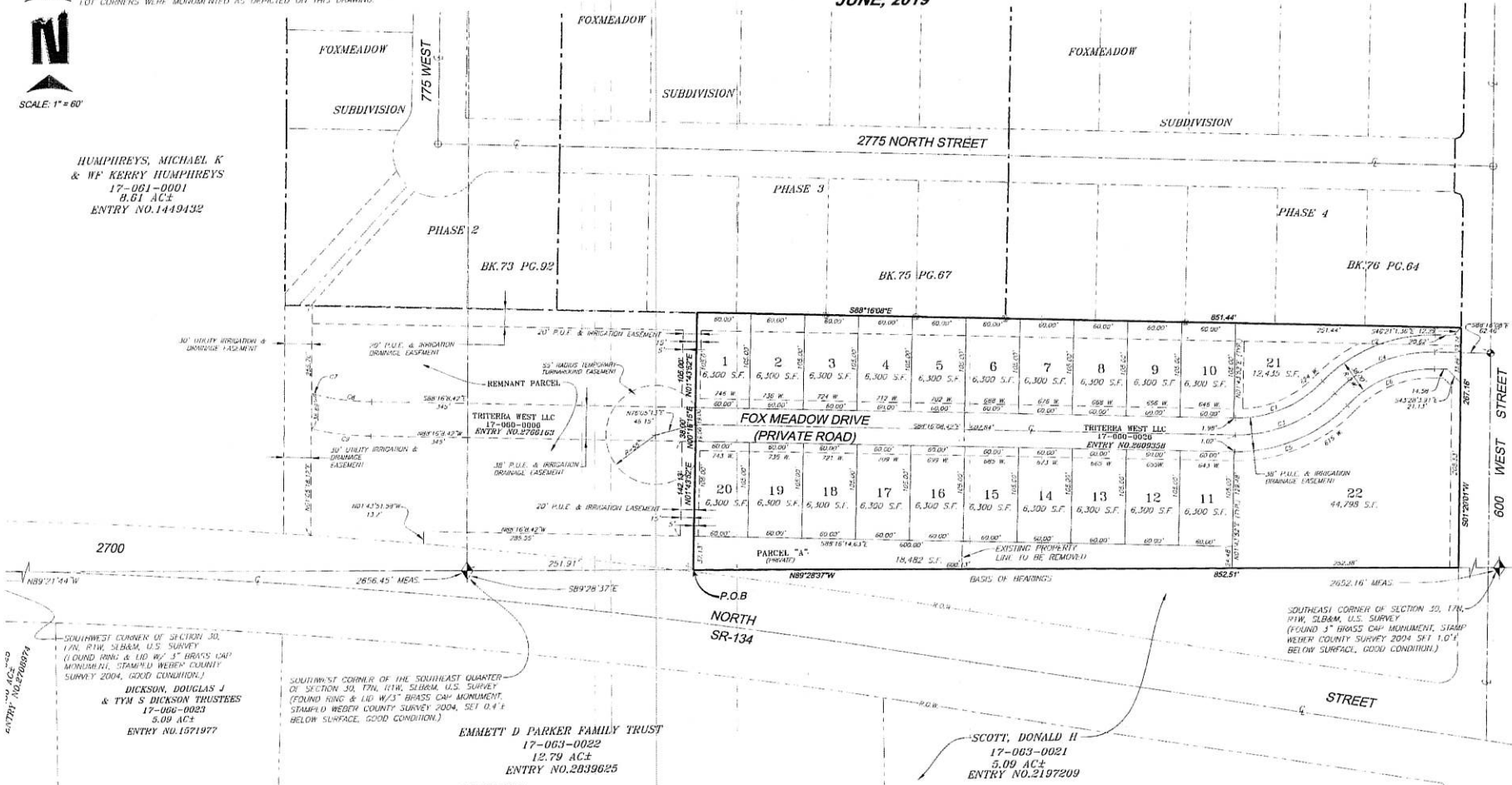
PLEASANT VIEW CITY, WEBER COUNTY, UTAH

JUNE, 2019

NARRATIVE

THIS SURVEY AND SUBDIVISION PLAT WERE REQUESTED BY JODY DEAMER FOR THE PURPOSE OF CREATING A P.R.U.D. PLAT & SUBDIVIDING TWENTY TWO (22) LOTS. A 3" BRASS CAP MONUMENT WAS FOUND AT THE SOUTH 1/4 CORNER AND AT THE SOUTHEAST CORNER OF SAID SECTION 30. A LINE BEARING S89°28'37"E BETWEEN THE MONUMENTS WAS USED AS THE BASIS OF BEARINGS. LOT CORNERS WERE MONUMENTED AS DEPICTED ON THIS DRAWING.

SCALE: 1" = 60'



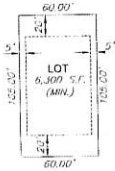
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	107.97'	131.00'	52.26'	47°13'25"	104.94'	S68°07'09"W
C2	139.29'	169.00'	73.88'	47°13'25"	135.38'	N68°07'09"E
C3	123.63'	150.00'	65.57'	47°13'25"	120.16'	N68°07'09"E
C4	123.63'	150.00'	65.57'	47°13'25"	120.16'	N68°07'09"E
C5	139.29'	169.00'	73.88'	47°13'25"	135.38'	S68°07'09"W
C6	107.97'	131.00'	52.26'	47°13'25"	104.94'	N68°07'09"E
C7	4.75'	338.00'	2.38'	00°48'18"	4.75'	S76°39'52"E
C8	62.82'	300.00'	31.55'	12°00'25"	62.75'	S82°15'56"E
C9	67.06'	338.00'	33.64'	11°22'06"	66.95'	S82°35'05"E

LEGEND

- PHASE BOUNDARY LINE
- LOT LINE
- 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE SPECIFIED
- EXISTING PROPERTY LINES
- CENTER LINE
- SECTION LINE
- FOUND SECTION CORNER
- STREET MONUMENT TO BE SET
- FOUND STREET MONUMENT
- FOUND REBAR AND OR CAP PROPERTY MARKER
- REBAR AND CAP TO BE SET

WASATCH CIVIL LS 5541909



TYPICAL LOT DIMENSIONS & SETBACKS
UNLESS OTHERWISE NOTED ON PLAN

NOTES

1. 10' PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG PROPERTY LINES ARE DENOTED BY DASHED LINES. (UNLESS OTHERWISE NOTED)
2. 5/8" REBAR & CAPS TO BE SET AT BACK OF LOT CORNERS. COPPER RIVETS TO BE SET IN THE CURB AT LOT LINE EXTENSION. (TYPICAL ALL)
3. ALL HOUSES SHALL BE SEAR ON GRADE. A COPY OF THE GEOTECHNICAL REPORT IS AVAILABLE AT PLEASANT VIEW CITY UPON REQUEST.
4. THIS PLAT IS IN AN AGRICULTURAL AREA AND IS SUBJECT TO NOISES, AND ODORS, AND OTHER NUISANCES ASSOCIATED WITH SUCH USAGE.
5. PARCEL "A" IS TO BE OWNED AND OPERATED BY THE HOME OWNERS ASSOCIATION AS STATED IN THE COVENANTS CONDITIONS AND RESTRICTIONS TO BE RECORDED WITH THIS PLAT. (COA#6)
6. THE TEMPORARY TURN AROUND EASEMENT AND RIGHT OF WAY WILL BE TERMINATED AND VACATED AT THE TIME THAT A SUBDIVISION PLAT AFFECTING THE LAND DESCRIBED ABOVE IS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER.

SURVEYORS CERTIFICATE

I, MATTHEW ABRAM MURDOCK, A LICENSED PROFE SURVEYOR, AS PRESCRIBED BY THE LAWS OF THE S IN ACCORDANCE WITH TITLE 58, CHAPTER 22 AND HO LICENSE NUMBER 6541909, DO HEREBY CERTIFY TH OF THIS PLAT OF FOX MEADOW PHASE 5A- A P.R.U.D. IN PLEASANT VIEW CITY, WEBER COUNTY, UTAH HAS BY ME OR UNDER MY DIRECTION IN ACCORDANCE W 17-23-17 AND HAS BEEN CORRECTLY DRAWN TO THE SCALE AND IS A TRUE AND CORRECT REPRESENTAT FOLLOWING DESCRIPTION OF LANDS INCLUDED IN S SUBDIVISION BASED ON DATA COMPILED FROM THE THE WEBER COUNTY RECORDERS OFFICE AND OF A MADE ON THE GROUND.

SIGNED THIS 5th DAY OF June

MATTHEW ABRAM MURDOCK, P.L.S.

PROFESSIONAL LAND SURVEYOR NO. 6541909 MATTHEW ABRAM MURDOCK 06/05/19 STATE OF UTAH

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERID PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID WHICH IS SOUTH 89°28'37" EAST 251.91 FEET FROM T CORNER OF THE SOUTHEAST QUARTER OF SAID SEC THENCE THE FOLLOWING THREE (3) COURSES AND L NORTH 01°43'52" EAST 142.13 FEET; (2) NORTH 00°16'1 FEET; (3) NORTH 01°43'52" EAST 105.00 FEET; TO THE FOX MEADOW SUBDIVISION PHASE 3, AS RECORDED PAGE 67 IN THE WEBER COUNTY RECORDER'S OFFIC 88°16'08" EAST 851.44 FEET ALONG THE SOUTH LINE SUBDIVISION PHASE 3 AND FOX MEADOW SUBDIVISIO RECORDED IN BOOK 76 AT PAGE 64 IN THE WEBER CO RECORDER'S OFFICE, TO THE WEST RIGHT- OF- WAY WEST STREET; THENCE SOUTH 01°20'01" WEST 267. WEST RIGHT-OF-WAY LINE OF 600 WEST STREET TO SOUTH LINE OF SAID SECTION 30; THENCE NORTH 89 852.51 FEET ALONG SAID SOUTH LINE TO THE POINT

CONTAINS 235,234 SQUARE FEET OR 5.400 ACRES MO 22 LOTS.

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON D OF LAND, HEREBY SET APART AND SUBDIVIDE THE S AND STREETS AS SHOWN ON THIS PLAT, AND NAME FOX MEADOW PHASE 5A- A P.R.U.D. SUBDIVISION, A DEDICATE AND GRANT AND CONVEY TO PLEASANT PARTS OR PORTIONS OF SAID TRACT OF LAND DESIG STREETS, (PRIVATE ROAD) THE SAME TO BE USED F THOROUGHFARES FOREVER, AND ALSO DEDICATE, CONVEY TO PLEASANT VIEW CITY, WEBER COUNTY, PORTIONS OF SAID TRACTS LABELED AS PUBLIC UTI DRAINAGE EASEMENTS OVER, UPON AND UNDER TH PORTIONS OF SAID TRACTS OF LAND DESIGNATED A OR PARCEL "A", THE SAME TO BE USED FOR PUBLIC DRAINAGE PURPOSES AS SHOWN HEREON, THE SAI FOR THE INSTALLATION, MAINTENANCE AND OPERA UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE PLEASANT VIEW CITY.

SIGNED THIS 12 DAY OF July

TRITERRA WEST LLC

CORPORATE ACKNOWLEDGM

STATE OF UTAH
COUNTY OF WEBER
ON THE 12 DAY OF July
PERSONALLY APPEARED BEFORE ME, THE UNDE PUBLIC, IN AND FOR SAID STATE AND COUNTY OF AFTER BEING DULY SWORN ACKNOWLEDGED TO THAT HE IS MANAGER OF SAID CORPORATION AND THAT HE SIGNED THE DEDICATION FREELY, VOLUNTARILY AND IN BEHA CORPORATION FOR THE PURPOSES THERIN MEN

MY COMMISSION EXPIRES: Sept. 1

ALEXIS GARCIA Notary Public - State of Utah Comm. No. 698883 My Commission Expires on Sep 16, 2020

NOTARY

PREPARED BY:

WASATCH CIVIL
Consulting Engineering
1150 SOUTH DEPOT DRIVE, SUITE 225
OGDEN, UTAH 84404 (801) 775-9191

PLEASANT VIEW CITY APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, INCLUDING ALL STREETS AND EASEMENTS AND PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY.

SIGNED THIS 13th DAY OF June 2019.

MAYOR — ATTESTED BY CITY RECORDER

PLEASANT VIEW PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE PLEASANT VIEW CITY PLANNING COMMISSION.

SIGNED THIS 12 DAY OF July 2019.

PLANNING COMMISSION CHAIR

PLEASANT VIEW CITY ENGINEER

I HEREBY CERTIFY THAT ALL APPLICABLE STATURES AND ORDINANCES PREREQUISITE TO PLEASANT VIEW CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS 13th DAY OF June 2019.

CITY ENGINEER

WEBER COU
ENTRY NO. 29
FEE
RECORDED 12-
4:07 PM IN
OF OFFICIAL RE
RECORDED FOR
LEA
WEBER CO
BY:

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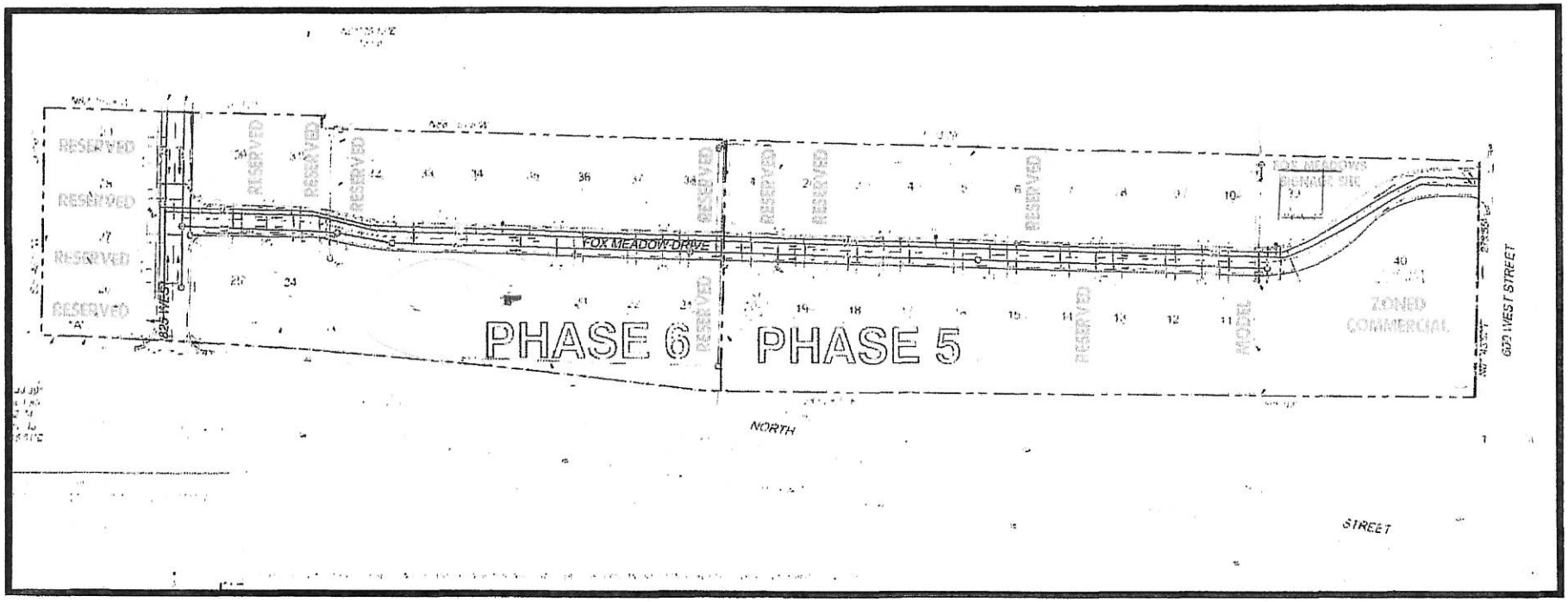
Fox Meadows Plat Map



Planning Commission Staff Report

General Plan Amendment and Rezone

July 10, 2025

BASIC INFORMATION

Applicant(s): J Lee Investments

Location: Approximately 475 West Pleasant View Drive | Weber County Parcels: 17-060-0053

Acres: Approximately .17 Acres

Current Zone: Agricultural (A-2)

Proposed Zone: Residential (LSFR – Limited Single Family Residential)

PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider recommendations to the City Council for two proposals running concurrently. These proposals are related to a previously approved General Plan amendment and Rezone that were presented to Planning Commission April 17, 2025. The petitioner is proposing to expand the area that was previously approved by approximately .17 acres for a total of 4.040 acres of land.

Proposal 1 – General Plan Amendment

Consideration of a General Plan Amendment to modify the current zoning designation of approximately .17 acres of land at approximately 475 West Pleasant View Drive, from Agricultural, one dwelling per 2 acres (applicable zone A-2) designation to Medium Density Residential, four to eight dwelling units per acre (applicable zone LSFR – Limited Single Family Residential).

Proposal 2 – Consideration for Rezone

Consideration to modify the current applied zone of the approximate .17 acres of land from A-2 (Agricultural) to LSFR (Limited Single Family Residential).

If the General Plan Amendment is approved, the proposed zone change for the additional area would align with the density designation of Medium Density Residential (4 to 8 dwelling units per acre) and the LSFR (Limited Single Family Residential) zone would be an appropriate zone to be applied. The new Limited Single Family Residential zone allows for smaller, single-family lots designed to provide a residential environment suitable for family living by allowing the development of single-family homes and patio homes with a focus on maintaining a cohesive and high-quality neighborhood character.

BACKGROUND

- **September 5, 2024:**
  - Proposed General Plan amendment for 6.31 acres of land was presented to Planning Commission for a recommendation to the City Council along with a proposed Zone Text Amendment to the R-5 Zone. The Commission recommended that the R-5 Zone be left as is and that staff examine creating another zone that might be more appropriate. The Commission also recommended denial for the proposed General Plan amendment.
- **October 29, 2024:**
  - The proposed amendment to the R-5 zone text was denied by the City Council based on the Planning Commission's recommendation.
  - The proposed General Plan amendment was tabled by the City Council.
- **January 9, 2025:**
  - A City initiated proposed Zoning Ordinance establishing a small lot single family residential zone was presented to the Planning Commission which received a unanimous vote to recommend approval to City Council.
- **February 11, 2025:**
  - A Zone Text Amendment was presented to City Council to create a new zone where single-family and patio homes may be constructed on smaller lots. The new zone received unanimous approval.
- **April 17, 2025:**
  - A proposed rezone from A-2 and RE-20 to A-2 and LSFR (Limited Single Family Residential) was presented to Planning Commission which received a unanimous vote to recommend approval to City Council with the stipulation to verify the legal description that was approved as presented to the City Council in the general plan amendment.
- **May 27, 2025:**
  - A proposed rezone was approved by City Council with the legal description that was provided. An additional lot that was proposed would need to be brought back as an additional application for general plan amendment as well as rezone.

ANALYSIS

Pleasant View City Code
18.23.010
The purpose of the LSFR zone is to provide residential lots upon which single-family and patio dwellings may be constructed. The LSFR zone supports the development of areas of residential character comparable to that of a single-family residential area, and is designed to promote, stabilize and protect an environment suitable for family life. (Ord.2025-6, dated 2/11/25)

The proposed zoning change would allow for the subdivision of land following the development standards as outlined in the ordinance.

Development Standards
Lot Dimensions: • Minimum lot area: 7,260 square feet • Minimum lot width: 65 feet (25 feet from the front lot line)
Setbacks: • Front yard: 25 feet • Side yard: 8 feet minimum; combined total of 16 feet • Rear yard: 25 feet (10 feet for accessory buildings on corner lots • Accessory buildings: 3 feet from main building, 1 foot from property lines
Master Plan Requirements: • Cohesive development with varied architectural styles (no adjacent similar homes) • Homeowners' association or other City-approved legally defined standards • Design guidelines to maintain vision
Parking and Garages: • Minimum two-car enclosed garages • Driveway width matching garage opening
Lot Coverage: • Maximum 60% of lot for impervious surfaces

The landowner has submitted preliminary concept plans for a development that would meet the requirements as stated. These plans are, however, in the concept phase and have not been through a full city review to determine that all requirements of subdivision have been met.

CONSIDERATION

The Planning Commission will hold a public hearing in accordance with Pleasant View City Code and Utah State Code and will consider a recommendation to City Council for the following two proposals:

- General Plan Amendment to change the density designation from Agricultural to Medium Density Residential
- Rezone from A-2 (Agricultural) to LSFR – Limited Single Family Residential

The Commission will consider whether it is deemed appropriate to rezone the proposed property to Residential (LSFR – Limited Single Family Residential) or to deny the rezone request and keep the property designated as A-2. A recommendation of approval of the proposed zone change would enable development that aligns with the city General Plan.

STAFF RECOMMENDATION

Staff recommends approval of the rezone as this density is in accordance with recent designation changes to the City's General Plan.

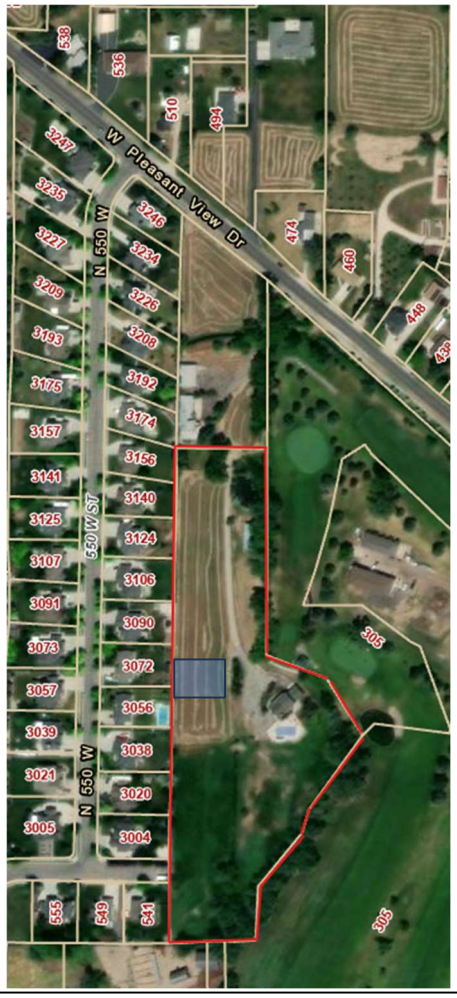
STAFF CONTACT

Tammy Eveson, Planner I
teveson@pleasantviewut.gov
801-782-8529

ATTACHMENTS

1.) Vicinity Map
2.) Zoning Map
3.) Zoning Ordinance
4.) Application
5.) Concept Plan

ATTACHMENT 1) Vicinity Map



ATTACHMENT 2) Zoning Map

Boundary lines are approximate.

ATTACHMENT 3) Zoning Ordinance

ATTACHMENT 4) Application

ATTACHMENT 5) Concept Plan

- Concept plan has not received final approval of subdivision.

Chapter 18.23 – Limited Single-Family Residential (LSFR) Zone

18.23.010 Purpose. The purpose of this LSFR zone is to provide residential lots upon which single-family and patio dwellings may be constructed. The LSFR zone supports the development of areas of residential character comparable to that of a single-family residential area, and is designed to promote, stabilize and protect an environment suitable for family life. (Ord.2025-6, dated 2/11/25)

18.23.020 Permitted Uses. In the LSFR zone, no building, structure or land shall be used, and no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

A. Single-family dwellings.
B. Patio home developments.
C. Internal Accessory Dwelling Units.
D. Churches
    1. The minimum size of the lot or site used for such purposes shall be one acre.
    2. Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises, and the source of light shall be suitably screened to avoid illumination of neighboring properties.
E. Public schools; private educational institutions having a curriculum similar to that ordinarily given in public schools.
    1. The minimum size of the lot or site used for such purposes shall be one acre.
    2. Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises, and the source of light shall be suitably screened to avoid illumination of neighboring properties.
F. Public parks, public recreational grounds and buildings; public buildings, public utilities.
G. Signs. All signs are subject to the sign regulations of the city.
H. Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work.
I. Accessory uses and buildings customarily and normally incidental and subordinate to the above and devoted exclusively to the main permitted use of the premises.
J. Household pets, as defined in Pleasant View Code § 18.04.350. (Ord.2025-6, dated 2/11/25)

18.23.030 Conditional Uses. In the LSFR zone, the following may be permitted only when authorized by a conditional use permit issued by the city:

A. Home Occupations.
B. Private parks, playgrounds, or recreational areas that are not open to the general public and to which no admission charge is made. (Ord.2025-6, dated 2/11/25)

18.23.040 Prohibited Uses. Any use not listed as permitted or conditional shall be prohibited unless the Development Review Committee (DRC) determines that the use is substantially the same as a permitted or conditional use based upon an administrative interpretation. (Ord.2025-6, dated 2/11/25)

18.23.050 Site Development Standards.

A. Lot Area. The minimum size of lots shall not be less than 7,260 square feet per lot.

B. Yard-Front. Each individual housing unit shall have a minimum twenty-five-foot (25') setback from the street right-of-way.
C. Yard-Side. The minimum side yard for any dwelling shall be eight feet (8') and the total width of the two required side yards shall not be less than sixteen feet (16'). On corner and side lots, any construction shall not impact the sight triangle as defined by the MUTCD Manual on Uniform Traffic Code.
D. Yard-Rear. The minimum depth of the rear yard for any main building shall be feet (25'), providing that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet (10') to such side yard.
E. Lot Width. The minimum width of any lot shall be sixty-five feet (65'), at a distance twenty-five feet (25') back from the front lot line.
F. Accessory Building Setbacks.
    1. Accessory Buildings shall be located at least three feet (3') from the rear line of the main building and at least one foot (1') from all property lines; and shall be at least ten feet (10') from dwellings on adjacent lots. Accessory buildings shall not be built over utility easements. Accessory buildings or structures shall not cover more than thirty percent (30%) of the rear yard.
    2. Lots Fronting an Arc Curve (cul-de-sac bulbs and knuckles). The minimum front yard setback shall be twenty-five feet (25'). The minimum side and rear yard setback shall be one foot (1') from the eave drip. A minimum distance from the main building shall be six feet (6'). (Ord.2025-6, dated 2/11/25)

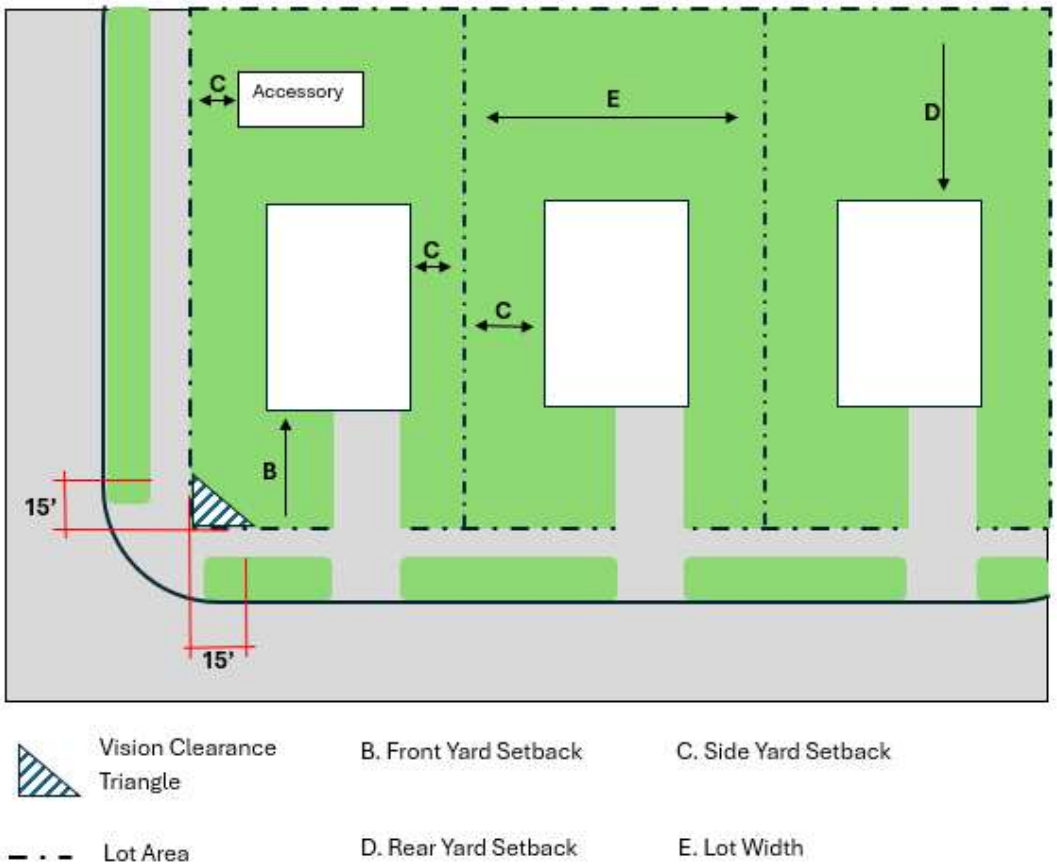


Figure 1

18.23.060 Development Standards.

A. Development Master Plan. In addition to the other requirements of this Title, an application for development in the LSFR Zone shall be accompanied by a development master plan, that clearly demonstrates that:
    1. The development will be built with a consistent, but not necessarily uniform, character; compatible architectural styles. No more than two (2) homes with the same or very similar architecture shall be allowed adjacent to each other;
    2. Overall control during the development process by a single development entity;
    3. Establishment of a homeowners' association or other City approved entity with responsibility to enforce conditions, covenants and restrictions to ensure continuing quality and appearance of the development; and
    4. Design and implementation guidelines to ensure the overall vision is captured and maintained.

B. Garages and Parking. All homes in this zone shall have a completely enclosed garage. A two-car garage minimum is required.

C. Parking Access - Driveways. All driveways in this zone shall have a minimum width equal to opening of garage. (Ord.2025-6, dated 2/11/25)

18.23.070 Lot Coverage. There shall not be a maximum percentage of lot coverage required for main buildings and accessory uses. There shall be no more than sixty percent of a lot covered by impervious surfaces. Not more than twenty percent of the total land area may be hard surfaced for roads and parking. (Ord.2025-6, dated 2/11/25)

18.23.080 Building Height.

A. Single-family, patio and garden court homes shall not exceed two stories, with a maximum height of thirty-five (35') feet.

B. Accessory buildings shall not exceed the height of the main dwelling and in no event shall accessory buildings exceed the height of twenty-five (25') feet. (Ord.2025-6, dated 2/11/25)

PLEASANT VIEW CITY
APPLICATION FOR ZONE CHANGE

LOCATION: 475 West Pleasant View Drive PARCEL ID #: 17060005 3

ACREAGE: Approximately 6.3 acres

CURRENT ZONE LSFR and AR2 PROPOSED ZONE: LSFR and AR2

CURRENT USE Residential and Agricultural

PROPOSED USE Residential and Agricultural

PROPERTY OWNER(S):

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

ADDRESS: 3280 N. 850 W, Pleasant View EMAIL: jeffleeheritageutah@gmail.com

APPLICANT/AGENT:

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

ADDRESS: EMAIL:

SURVEYOR:

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

ADDRESS: 5160 S. 1500 W. Riverdale, UT 84405 EMAIL: jasonf@reeve.co

ENGINEER:

NAME: Jeremy Draper PHONE: 801-621-3100 FAX:

ADDRESS: 5160 S 1500 W, Riverdale UT 84405 EMAIL: jeremyd@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** as stated in section 17.02.100 of the subdivision ordinance.

Jeff Lee 06/06/2025

Signature of Applicant/Agent Date

For City Use

FEES (due at time of application)

7-713	Application Fee:	$ 150.00
7-717	Noticing Fee:	$ 75.00

TOTAL FEES: $ 225.00 AE **Date Paid:** 6/9/25

Form Date: Sept 2024

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.

Signature of Property Owner(s) _____

_____

State of: UT)
County of: Weber) §

Subscribed and sworn to before me on this 6 of June, in the year 2025, that Jeff Lee 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.

LAURIE HELLSTROM
NOTARY PUBLIC ● STATE of UTAH
COMMISSION NO. 738407
COMM. EXP. 07-29-2028

_____
Notary Public

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.

Signature of Property Owner(s) _____

_____

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

Reeve & Associates, Inc. - Solutions You Can Build On

VICINITY MAP

NO SCALE

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 FENCE LINE, SAID POINT BEING 2258.99 FEET NORTH 00°58'26" EAST AND 240.65 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 FENCE LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 24°23'47" WEST 64.87 FEET; (2) SOUTH 29°37'53" WEST 149.50 FEET; (3) SOUTH 37°17'56" WEST 147.56 FEET; AND (4) 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 656.76 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 88°55'16" EAST 172.00 FEET; THENCE SOUTH 01°21'14" WEST 184.91 FEET; THENCE SOUTH 88°43'30" EAST 244.09 FEET TO A POINT IN AN EXISTING FENCE LINE; THENCE SOUTH 24°01'26" EAST 25.71 FEET ALONG SAID FENCE LINE TO THE POINT OF BEGINNING.

CONTAINING 175,997 SQUARE FEET OR 4.040 ACRES.

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	20.00'	30.94'	27.95'	N45°40'39"E	88°38'43"
C2	20.00'	9.80'	9.70'	S12°40'53"E	28°04'21"
C3	65.00'	47.77'	46.70'	N05°39'51"W	42°06'26"
C4	65.00'	59.41'	57.36'	N41°34'24"E	52°22'05"
C5	65.00'	56.88'	55.08'	S87°10'29"E	50°08'09"
C6	28.00'	11.32'	11.25'	S73°41'29"E	23°10'09"
C7	26.21'	1.78'	1.78'	N87°05'55"W	3°53'42"

BUILDABLE AREA

LOT	BUILDABLE AREA
1	2953 S.F.
2	3038 S.F.
3	3038 S.F.
4	3038 S.F.
5	3038 S.F.
6	3038 S.F.
7	3038 S.F.
8	11569 S.F.
9	9499 S.F.
10	7102 S.F.
11	3754 S.F.
12	5220 S.F.
13	5670 S.F.

ZONE LSFR
FRONT SETBACK: 25'
SIDE SETBACK: 8'
REAR SETBACK:25'
LOT WIDTH: 65', AT A DISTANCE OF TWENTY-FIVE FEET BACK FROM LOT LINE

40 0 40 80 120
Scale: 1" = 40'

LEGEND

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

Lee Property

Pleasant View City, Weber County, Utah

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 S. 1500 W., RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

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Reeve & Associates, Inc.
5160 S. 1500 W. RIVERDALE, UT 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • ARCHITECT ARCHITECTS

REVISIONS

DATE	DESCRIPTION
8-7-24	LOT SIZE REVISION
2-24-25	ZONING CHANGE
2-27-25	ROAD MOVED 7' EAST

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

Concept Plan

Project Info.
Engineer: N. Reeve
Planner: C. Cave
Designer: S. Simrayh
Date: 03-12-25
Name: LEE PROPERTY
Number: 8149-01

Sheet 1 of 1 Sheets

Reeve & Associates, Inc. - Solutions You Can Build On