



# Pleasant View Planning Commission

## Meeting Agenda

Thursday, October 2, 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 Manya Speelman)
- b. Declaration of Conflicts of Interest.

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

- a. Review and consideration of the Planning Commission meeting minutes prepared for September 4, 2024 and December 5, 2024.

6:15 P.M. 3. **Planning Commission Training**

Jordan Cullimore – Office of the Utah Property Rights Ombudsman  
Training regarding Development Agreements

6:45 P.M. 4. **Administrative Items**

- a. Conditional Use Permit: Consideration and action on a Conditional Use Permit for Steinvue Event Venue at 1587 W 2740 N. – Public Hearing (Presenter: Tammy Eveson)
- b. Vacate Easement: Consideration and action on an application to Vacate/Amend a Utility Easement located at 1084 W 4275 N. Public Hearing (Presenter: Tammy Eveson)
- c. Subdivision Plat Amendment: Consideration and action on a Subdivision Plat Amendment located at 3076 N 325 W. – Public Hearing (Presenter: Tammy Eveson)

7:30 P.M. 5. **Legislative Items – Public Hearings**

- a. General Plan Amendment: Consideration of a proposed amendment to the General Plan zoning designation of 8.12 acres of land located at approximately 3917 N Capstone Way, from High Density Residential to Employment & Business Park.
- b. Zone Change: Consideration of a proposed zone change to 8.12 acres of land located at approximately 3917 N Capstone Way, from RE-5 (High Density Residential) to MCM, Manufacturing Commercial Mixed (Employment & Business Park).

8:00 P.M. 6. **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, October 2, 2025, at 6:00 PM.***

*Notice posted on September 19, 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

**1587 W 2740 N**

**Conditional Use Permit**

October 2, 2025

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## BASIC INFORMATION

**Applicant(s):** Jeanine Stein

**Location:** 1587 W 2740 N | Weber County Parcel: 19-389-0001

**Zone:** MP-1 (Planned Manufacturing)

**Property Owner:** Diane H Budge Trust

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## PLANNING COMMISSION REVIEW

The Planning Commission will consider a Conditional Use Permit (CUP) for a proposed business located in the Planned Manufacturing zone (MP-1). The applicant is seeking a CUP for the proposed use of a event venue.

The proposed venue will be located in one suite of an existing building at this location in the Parkland Commercial Subdivision. The applicant is proposing this use be approved under the Community Uses category, which is a permitted use in the C-2 zone. Permitted uses in the C-2 zone are considered Conditional in the MP-1 zone as stated and defined in the ordinances below.

### **18.32.010 Purpose and Intent.**

- The intent of the planned manufacturing zone is to permit the establishment of a well-designed complex of manufacturing facilities for the community or region which will minimize traffic congestion on public streets in the vicinity, and which shall best fit the general environment and land use pattern of the area to be served. The protective standards contained in this chapter are intended to minimize any adverse effect of the planned manufacturing zone on nearby property values by achieving maximum compatible integration of land uses, by preserving the aesthetic qualities of the area, and to provide for safe efficient use of the planned manufacturing zone and its built-in control processes which would be highly beneficial in protecting the established surrounding environment, especially residential uses in abutting residential zones.
- B. The type of planned manufacturing zone provided for in this chapter is MP-1, Light Industrial Use zone. (Ord. 91-2, 6/11/91)

**18.32.030 Conditional Uses.** Permitted uses in zone C-2. Conditional uses in zone C-2 will not be considered in zone MP-1. (Ord. 91-2, 6/11/91)

- Permitted as a Community Use in the C-2 zone

**18.04.165 Community Uses** - Are uses which have the primary purpose of serving the religious, recreational, educational or governmental needs of the community. Such uses may include but are not limited to, churches, private and public educational institutions, private non-profit recreational facilities, parks, public buildings and facilities, cemeteries and the like. (Ord.2000-29, dated 12/12/00)  
Design Requirements: There are no proposed changes to the previously approved site plan.

*Staff Comment: The proposed use will not require any changes to the current site plan of the building with regard to the exterior of the building, landscaping, utilities etc. No changes to the parking lot will be made and parking is sufficient for the proposed use. The approved site plan is attached to this report.*

**Parking:** Parking is shared with other businesses in the development and meets requirements of the zone.

**18.44.030 Parking Space-Buildings or Uses Not Dwellings.** For a new building, or for any enlargement or increase in seating capacity, floor area or guest rooms of any existing main building, there shall be at least one permanently maintained parking space of not less than one hundred sixty square feet net area, as follows:

- E. For restaurants or establishments that serve meals, lunches or drinks to patrons either in their cars or in the building, for retail stores selling directly to the public, and for dance halls and *recreational places of assembly* at least one space for each two hundred square feet of floor space in the building, or one space for each two employees working on the highest employment shift, or five parking spaces, whichever requirement is greater

**Signs:** The applicant intends to submit separate building permit applications for "wall mounted signs" within the required specifications of the zone.

*Staff Comment: Signs will be reviewed and approved through the building permit process. (The proposed maximum size for signs based on the linear feet of building frontage would be 96 square feet.)*

**Tenant Improvements:** Tenant improvements to the interior of the building will be approved through building permit applications.

*Staff Comment: Comments from City Building Official are as follows regarding tenant improvements.*

1. Fire and life safety plans shall be provided from a licensed design professional.
2. Building permit shall be required on the tenant improvements.
3. Calculation shall be provided of occupant load. This will need to show the amount of exits is correct, amount of toilets, accessible parking, ect.

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## STAFF RECOMMENDATION

The Planning Commission will make a determination whether the proposed use would be appropriate for the MP-1 zone.

Final approval from DRC with all comments and questions addressed prior to issuance of business license.

### **Public Comment**

There have been no public comments submitted to date.

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## ATTACHMENTS

- 1) Vicinity Map
- 2) Zoning Map
- 3) Application

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## STAFF CONTACT

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



## ATTACHMENT 1) Vicinity Map



## ATTACHMENT 2) Zoning Map





**PLEASANT VIEW CITY**  
**APPLICATION FOR SITE PLAN / CONDITIONAL USE APPROVAL**  
**(Existing Buildings)**

**PROJECT NAME:** The Steinve

**LOCATION:** 1587 W. 2740 N. **PARCEL ID #:** \_\_\_\_\_

**ACREAGE:** \_\_\_\_\_

**CURRENT USE:** \_\_\_\_\_

**PROPOSED USE** Event Center

**PROPERTY OWNER(S):**

**NAME:** Diane Budge **PHONE:** 801-644-0650 **FAX:** \_\_\_\_\_

**ADDRESS:** 7585 S. 5200 W., Willard, UT **EMAIL:** dianebudge@gmail.com

**APPLICANT/AGENT:**

**NAME:** Jeanine Stein **PHONE:** 801-458-902 **FAX:** \_\_\_\_\_

**ADDRESS:** 1587 W. 2740 N. Pleasant View **EMAIL:** jeaninestein@gmail.com

**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.

Jeanine Stein  
Signature of Applicant/Agent

Sept 18, 2025  
Date

**For City Use**

**FEES** (due at time of application)

7-720 Accounts Receivable Deposit: \$1,000.00  
7-713 Application Fee: \$ 250.00

**TOTAL FEES:** \$ 1,250.00

+ \$ 250.00 cc fee

**Date Paid:** 9/18/2025  
Form Date: August 2023

# Affidavit

## Property Owner

I (we) Diane H. Budge (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) Diane H. Budge

State of: Utah ) §  
County of: Weber )

Subscribed and sworn to before me on this 18 of September, in the year 2025, that Diane H. Budge 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

## Agent Authorization

I(we) Diane H. Budge (please print), the owner(s) of the real property identified in this application, do authorize as my (our) agents(s) Jeanine Stein (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) Diane H. Budge

State of: Utah ) §  
County of: Weber )

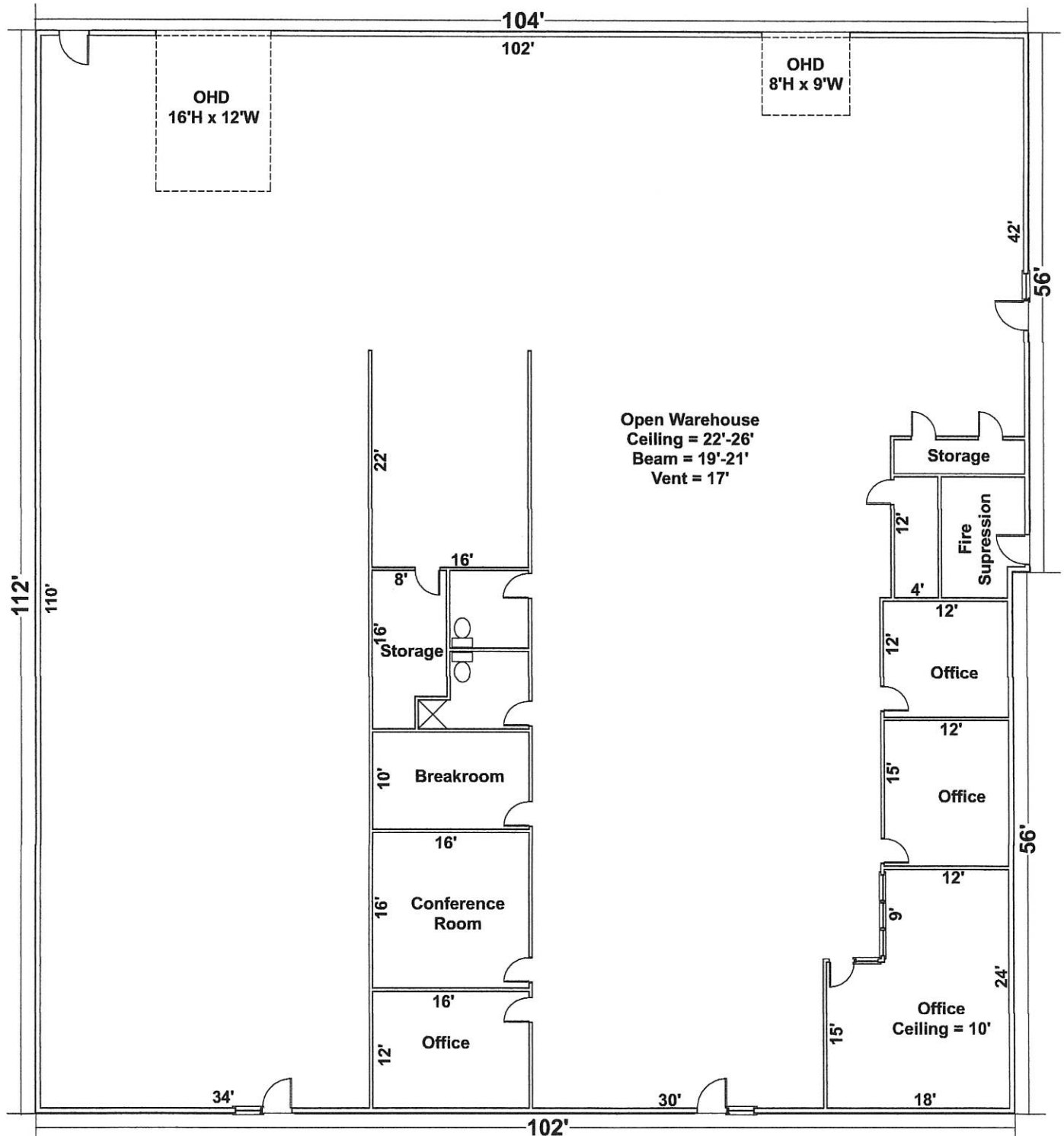
Subscribed and sworn to before me on this 18 of September, in the year 2025, that Diane H. Budge appeared before me and, having duly sworn by me, stated that the contents of the foregoing application are true and complete, and signed the application in my presence.



Laurie Hellstrom  
Notary Public

**1587 W 2740 N #A/#B  
Pleasant View, UT 84404**

Office = 1,870 Sq Ft  
Warehouse = 9,666 Sq Ft  
Total = 11,536 Sq Ft





**Jeanine Stein**

**The Steinvue**

**1587 W 2740 N**

**Pleasant View, UT 84404**

**September 17, 2025**

**Pleasant View City Council and Planning Commission**

**520 W 4300 N**

**Pleasant View, UT 84414**

**Dear Council Members and Commissioners,**

**I am writing on behalf of The Steinvue, our new event venue located in Pleasant View. We are reaching out to share who we are, how we operate, and why we believe a zoning adjustment to allow our use would be appropriate and beneficial to Pleasant View City and its local businesses.**

#### **About Our Business**

**The Steinvue is designed to serve as a gathering place for the community and surrounding areas. Our venue provides space for a variety of events, including:**

- **Wedding ceremonies and receptions**
- **Corporate meetings, trainings, and seminars**
- **Community celebrations and milestones**
- **Private events such as anniversaries, reunions, and fundraisers**

**Our operations focus on providing a clean, modern, and welcoming space where residents and visitors alike can celebrate life's important moments.**

#### **Community and Economic Benefits**

**We believe that rezoning to permit our use will have a positive ripple effect on Pleasant View's local economy:**

- **Supporting Local Businesses:** Our clients often hire local vendors for catering, photography, floral design, décor, entertainment, and more. This creates new revenue opportunities for Pleasant View's small businesses.
- **Bringing Visitors to the City:** Hosting events attracts guests from outside Pleasant View, increasing visibility for the community and driving additional spending at restaurants, hotels, and shops.
- **Strengthening Community Connections:** Our venue is not only a space for private celebrations but also an opportunity to host community-oriented events that foster connection among residents.

### **Our Commitment**

**We are dedicated to operating in a way that enhances the Pleasant View community. Our goal is not only to grow The Steinvue but also to help other businesses in the city thrive. We want to ensure our venue is seen as a partner to the community — a place where growth, success, and meaningful memories can take root.**

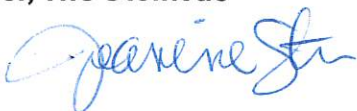
**We respectfully request your consideration in reviewing and approving the rezoning that would allow The Steinvue to continue serving Pleasant View residents and contributing to the vitality of the city.**

**Thank you for your time and thoughtful consideration. We would be happy to meet with you to further discuss our vision and answer any questions.**

**Sincerely,**

**Jeanine Stein**

**Owner, The Steinvue**







**Legend**  
(Note: All items may not appear on drawing)

- [illegible]

Site Data Table	
Total Lot Area	108,515 SF
Hemlock Ave	53,087 SF (48.0%)
Lembeck Ave	18,658 SF (17.2%)
Building S.F.	30,819 SF (28.1%)
Parking Stalls Provided	73 Stalls
Proposed ADA	4 Stalls

[illegible]

**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**

The Contractor agrees that he shall assume full and complete responsibility for the site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously, and he is limited to normal working hours; and that the contractor shall detect, identify, and hold the owner harmless for any and all claims, damages, and expenses, including attorneys' fees, arising from the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO UDOT STANDARDS AND SPECIFICATIONS IN STATE HIGHWAY

**Call before you dig.**  
Avoid cutting underground utility lines. It's costly.



1-800-802-4155

**Site Plan**  
**Balley**

1573 West 2740 North  
Pleasant View City, Weber County, Utah  
A part of the Section 25, T7N. R2W, SLB&M, U.S. Survey



**GREAT BASIN**  
ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

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**12 Jan, 2016**

**SONU215**



# Planning Commission Staff Report

## Vacation/Modification of Public Utility Easement (PUE)

October 2, 2025

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### BASIC INFORMATION

**Applicant(s):** James and Elizabeth Werra

**Location:** 1084 W 4275 N | Weber County Parcel(s): 16-386-0007

**Current Zone:** Residential (RE-20)

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### BACKGROUND

A petition is before the Planning Commission for consideration to vacate/modify an existing utility easement that runs at the north property line of 1084 W 4275 N, within the Harris Hills Phase 5 Subdivision.

The modification to the existing easement is to allow the homeowner the necessary space to build a retaining wall on the property without encroaching into the easement with landscaping materials needed to support the wall structure. Reducing the width of the easement would allow for future utilities to be placed without the possibility of disrupting the structural integrity of the wall. The applicant has been working with the City Engineer to establish the best solution.

The applicants have received clearance from Pleasant View City Public Works Department, taking into consideration the city's interests. The applicant has also obtained letters granting release of the easement from the following public utility companies:

- Bona Vista Water
- Central Weber Sewer Improvement District
- Connex LLC
- Questar Gas / Enbridge Gas
- Pine View Water
- Weber-Box Elder Conservation District
- Strata Networks
- SenaWave

The applicant has provided the following list of contacted utilities that they have contacted but not received replies from.

- CentryLink / Lumen
- Comcast
- OpticLoop
- Rocky Mountain Power

If approved, this modification will go into effect upon recordation at the Weber County Recorder's office.

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#### STAFF RECOMMENDATION

Staff recommends approval of the petitioners' request to vacate/modify this easement with the Engineer's comments as shown and stated on the revised plan and Engineer's memo.

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#### STAFF CONTACT

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

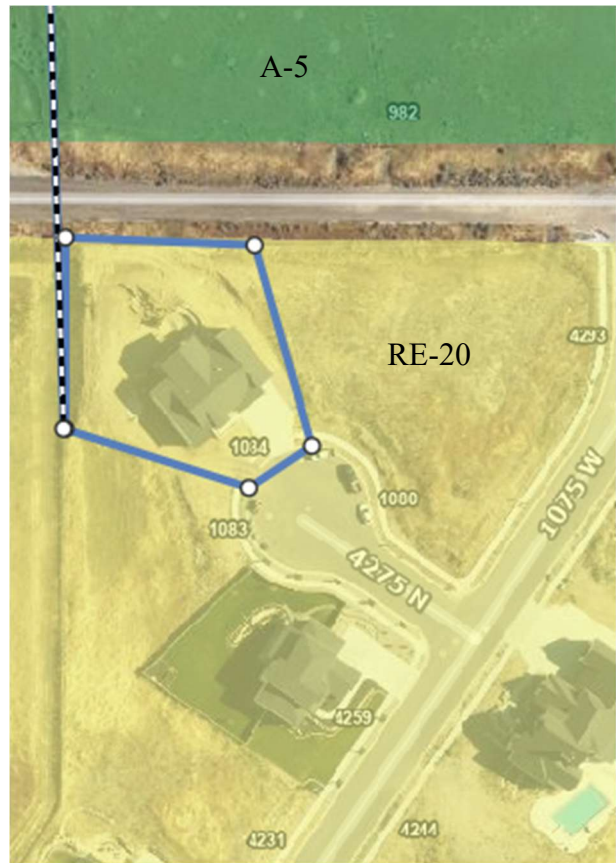
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#### ATTACHMENT(S)

- 1) Vicinity & Zoning Maps
- 2) Plat Map & Engineer Memo
- 3) Application with Letters of Release

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**ATTACHMENT 1) Vicinity & Zoning Maps**



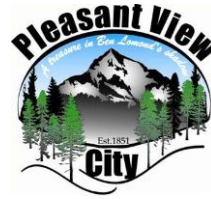
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**ATTACHMENT 2) Plat Map**

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**ATTACHMENT 3) Application with Letters of Release**

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## MEMORANDUM

To: Pleasant View City Planning Commission

From: Dana Q. Shuler, P.E.  
City Engineer's Office  
Jones & Associates Consulting Engineers

RE: **Easement Modification  
Harris Hills Phase 5**

Date: 9/15/2025

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Lot 35 in Harris Hills Phase 5, located at **1084 W 4275 N**, currently includes a 20-ft wide combined slope and public utility easement. The property owner has performed much of the needed future grading work on this site; therefore, the entire 20-ft of easement is no longer necessary.

We recommend modifying the easement on this property to:

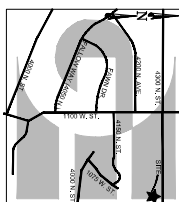
- **Reduce** the width the slope and public utility easement to 10-ft.

If you have any questions, please feel free to contact me.

Attachments: Redlined plat



**BOUNDARY DESCRIPTION**



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	120.32	200.00	34.28 03°	N17° 29' 52"E	118.51
C2	126.57	170.00	34.28 05°	N18° 11' 54"E	100.73
C3	20.25	20.00	58°05'40"	S12° 14' 58"	24.28
C4	291.28	260.00	278°08'02"	S45° 45' 33"E	78.82
C5	17.47	25.00	40°02'18"	S75° 17' 15"E	17.12
C6	153.26	200.00	34.28 05°	N89° 39' 22"E	151.84
C7	15.56	50.00	51°17'08"	N89° 39' 22"E	51.94
C8	86.87	60.00	63°39'31"	N12° 10' 30"E	62.28
C9	66.81	60.00	63°39'41"	N48° 28' 17"E	61.28
C10	104.27	60.00	98°30'31"	S46° 55' 37"E	91.28

## SURVEYOR'S CERTIFICATE

[illegible]

## OWNER'S DEDICATION

AND HEREBY DEED, GRANT AND CONVEY TO PLEASANT VIEW CITY, PLAIN ALI, THOSE PARTS OR PORTIONS OF SAID PLOT OF LAND DESCRIBED AS HEREIN, THE SAME TO BE USED AS PUBLIC PARKS, RECREATION AND TRAVEL, AND TO BE MAINTAINED AS SUCH BY PLEASANT VIEW CITY AND UNDER THE LANDS RESERVATION ON THE PLAT AS PUBLIC UTILITY RESERVATION. THE SAME TO BE USED FOR THE INSTITUTION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF PUBLIC OPEN SPACE OR OTHER NATURAL RESOURCES. THE SAME TO BE USED FOR THE CONSTRUCTION OF PUBLIC UTILITIES, WATERWORKS, BUILDINGS OR STRUCTURES BEING REQUIRED WITHIN SAID RESERVATION AND HEREBY DEED, GRANT AND CONVEY TO PLEASANT VIEW CITY THE PLAT AS RESTRICTED USE EASEMENT TO PLEASANT VIEW CITY IN ACCORDANCE TO PLAT NOTE 6 AND 8.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2022

BLACKBURN JONES REAL ESTATE INC., BRUCE H. JONES

## ACKNOWLEDGEMENT

COUNTY OF WIEBER

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, personally appeared before me BRODIE H. JONES, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by my duly sworn affidavit, did say that he is the PRESIDENT of BLACKBURN JONES REA, ESTATE INC., and that said document was signed by him in behalf of said Corporation by Authority of its Bylaws, or Resolution of its Board of Directors, and said BRODIE H. JONES acknowledged to me that said Corporation executed the same.

## NOTES

A FLOOD ZONE "OTHER AREAS" - AS DETERMINED TO BE STAFF

**NOTARY PUBLIC**

## NARRATIVE

[illegible]

PLEASANT VIEW PLANNING COMMISSION APPROVAL

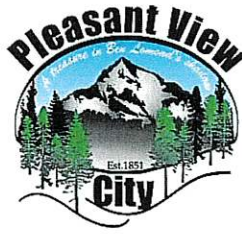
THIS IS TO CERTIFY THAT THIS PLAN AND THE DELEGATION OF THIS PLAN INCLUDING ALL STREETS, EASEMENTS AND PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY.

CITY ENGINEER

MAYOR

PLANNING COMMISSION CHAIR

OWNERS WERE USED TO DETERMINE THE BOUNDARY.



## APPLICATION TO VACATE A PUBLIC UTILITY EASEMENT

All utility companies having an interest in a utility easement must provide written authorization for requests to vacate. The utility company should provide, on company letterhead, a letter of approval granting permission. Applications are considered in accordance with Utah Code § 10-9a-609.5. All signed letters (originals only) must be attached to this application.

**SUBDIVISION NAME:** HARRIS HILLS **LOCATION:** 1084 W 4275 N

**PARCEL ID NUMBER:** 435 PLEASANT VIEW, UT 84414

PROPOSAL DESCRIPTION AND SITE PLAN OF THE PROPERTY INDICATING THE EASEMENT(S) TO BE VACATED (Attach Map):

TO ADJUST (VACATE) EASEMENT RUNNING PARALLEL  
TO 4300 N FROM 20 FT. TO 10 FT.

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

**NAME(S):** JAMES & ELIZABETH **PHONE:** 720-346-5560  
WERRA

**ADDRESS:** 1084 W 4275 N **EMAIL:** BETSY@WERRACONSULTING.COM  
PLEASANT VIEW, UT 720-346-5561  
84414 JCWERRA@HOTMAIL.COM

The following information is provided for the applicant to contact the City's Public Works Department to request written authorization for vacation with consideration of water, storm water, storm sewer, etc. If authorization is not provided, reasoning is stated.

**Public Works Department Contact:** 801-827-0453 or tjackson@pleasantview city.com

Written verification and approval for vacation of easement is also required from each of the following utilities: SEE ATTACHED DOCUMENTS.

- ☒ Bona Vista
- ☐ Central Weber Sewer District
- ☐ CenturyLink/Lumen
- ☐ Comcast Cable
- ☐ Connex
- ☐ Dominion Energy

- ☐ OpticLoop
- ☐ Pine View Water
- ☐ Rocky Mountain Power
- ☐ STRATA Networks
- ☐ Senawave

This 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 § 17.02.100 of the subdivision ordinance.

James Werra      James Werra  
Elizabeth L. Werra      ELIZABETH L. WERRA

\_\_\_\_\_  
Signature of Applicant/Agent

Subdivision Amendment/Easement Vacation Fee: \$150.00

Date Paid: 8/21/25      Amount: \$150.00

Total Paid: \$150.00

(\*Applicant is also responsible for any actual cost to the city (engineering, postage, etc.)

State of Utah

County of Weber

On this 21<sup>st</sup> day of August, 2025, before me,  
Laurie Hellstrom, a notary public, personally appeared  
James + Elizabeth Werra, proved on the basis of satisfactory evidence to be the  
person(s) whose name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal.

Notary Name Signature: Laurie Hellstrom  
My commission expires: 7/29/2028





**1. Bona Vista (800-621-0474)**

Called and left a message on 8/8/25. Kenny Hefflefinger called back and emailed us the letter. See attached documents.

**2. Central Weber Sewer District (801-731-3011)**

Called on 8/8/25 and left a message for Kevin to call us next week. Kevin Hall sent an email on 8/11/25. See the attached documents.

**3. CenturyLink/Lumen (800-526-3557 then #5)**

Called on 8/8/25 and left a message. I Called a left another message on 8/20/25.

**4. Comcast/Xfinity Cable (800-934-6489)**

Talked with Terrance Green on 8/8/25 and emailed a Ticket# ECM0015707109. Will send what we need. Called and spoke to Vallery on 8/20/25. Ticket #0015943653.

**5. Connex (801-686-2468)**

Spoke to Caesar on 8/8/25 and called me back with the person to email the Plat of Survey to ([destiny.m@connextnetworks.com](mailto:destiny.m@connextnetworks.com)) Sent her the email on 8/8. Called on 8/20/25 and left another message and never received back an email from Destiny. Sent her 2 emails.

**6. Dominion Energy (800-366-8532)**

Left a message on 8/8/25. I received a letter from Alec Shook. See attached documents (Questar Gas Company).

**7. OpticLoop (801-737-1900)**

Called on 8/8/25 and spoke to Joel and Brad is his supervisor who will call me back next week.

**8. Pine View Water (801-621-6555)**

Spoke to Dan on 8/7/25 and will email us next week. I received a letter from Dan Johnson on 8/7/25. See attached documents (Weber-Box Elder Conservation District).

**9. Rocky Mountain Power (888-221-7070)**

Called on 8/8/25 and will call back next week. 8/20/25 – Called again and left a message.

**10. STRATA Networks (435-622-5007)**

Called on 8/8/25. I received email on 8/14/25 from Shad Sagers from Strata Networks. See attached documents.

**11. Senawave (801-217-9000)**

Called on 8/8/25 and Lad or Dave with call us back and if the don't then we will call back and they will create a ticket #. I received an email from David from Senawave. See attached documents.



# Bona Vista Water Improvement District

2020 W 1300 N, Farr West, Utah 84404

Phone (801) 621-0474

August 8, 2025

JAY WERRA  
1084 W 4275 N  
PLEASANT VIEW UT 844142770

RE: UTILITY EASEMENT RELEASE

The Bona Vista Water District hereby grants permission for Jay Werra to build on the North property line located at LOT 35, HARRIS HILLS SUBDIVISION PHASE 5, PLEASANT VIEW CITY, WEBER COUNTY, UTAH.

Parcel # 163860007 in Weber County.

Best Regards,

Kenny Hefflefinger,  
Assistant Manager

**State of Utah**

**County of Weber**

On this 8<sup>th</sup> day of August, 2025, before me, Shauna Lee Gilchrist, a notary public in and for said state, personally appeared Kenny Hefflefinger, who 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 that they executed the same for the purposes therein stated.

Notary Public Signature



My commission expires: 03/31/2025  
Commission number: 742229

**Board of Directors**

Ronald Statford – Chairman – Unic. Weber County  
Ken Phippen – Vice Chairman – Farr West  
Scott Van Leeuwen – Marriott/Slaterville  
Jon Beesley – Plain City  
Michelle Tait, - Harrisville

**Management**

Matt Fox, Manager  
Shauna Gilchrist, Administrative Manager  
Kenny Hefflefinger, Assistant Manager

# Elizabeth Werra

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**From:** Kevin Hall <kevinh@centralweberut.gov>  
**Sent:** Monday, August 11, 2025 9:59 AM  
**To:** Elizabeth Werra  
**Subject:** Fw: Utility Easement

Hello Betsy:

Central Weber Sewer Improvement District has no facilities and no plans to build facilities at your property located at 1084 West 4275 North, Pleasant View, UT.

Thank you,  
Kevin Hall  
Central Weber Sewer Improvement District

Space above for County Recorder's use  
PARCEL I.D.# 163860007

### DISCLAIMER OF UTILITY EASEMENT

The undersigned, QUESTAR GAS COMPANY dba Enbridge Gas Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Weber County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 35, Harris Hills Subdivision, located in the Northeast quarter of Section 19, Township 7 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah; said Subdivision recorded in the Office of the County Recorder for Weber County, Utah.

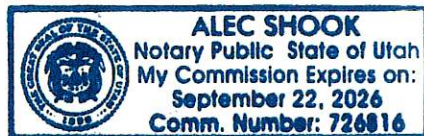
IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on August 12, 2025.

QUESTAR GAS COMPANY  
Dba Enbridge Gas Utah

By:   
Authorized Representative

STATE OF UTAH                     )  
  ) ss.  
COUNTY OF SALT LAKE        )

On August 12, 2025, personally appeared before me Angela Barber, who, being duly sworn, did say that (s)he is an Authorized Representative for QUESTAR GAS COMPANY dba Enbridge Gas Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.



  
Notary Public





August 7, 2025

James Werra  
1084 W. 4275 N.  
Pleasant View, UT 84414

RE: Release of Public Utility Easement

To Whom It May Concern:

The property owner James Werra has contacted our district office concerning vacating the Public Utility Easement along the north property line at the above address. Weber-Box Elder Conservation District has no water mains on said property and has no problems with releasing the easement. Parcel Number 163860007

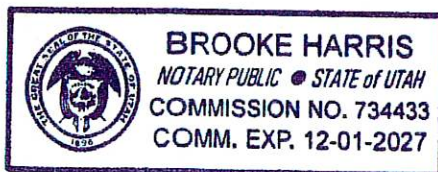
Should you have any concerns or questions please contact me at (801) 621-6555.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Johnson", with a long horizontal flourish extending to the right.

Dan Johnson  
Engineering

On this 11<sup>th</sup> day of August, in the year 2025, before me  
Brooke Harris, a notary public, personally appeared  
Dan Johnson, proved on the basis of  
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument,  
and acknowledged he/she/they executed the same. Witness my hand and official seal.



Notary Public Brooke Harris

My Commission Expires: 12-01-2027

471 W 2<sup>nd</sup> Street, Ogden, UT 84404  
(801) 621-6555

# Elizabeth Werra

---

**From:** Donald Miles <dmiles@stratanetworks.com>  
**Sent:** Thursday, August 14, 2025 2:13 PM  
**To:** Elizabeth Werra  
**Subject:** Jay Werra Easement

Jay Werra,

We do not have any telecommunication facilities near or around the property for the address of 1084 W 4275 N, Pleasant View Utah. Strata does not intend on placing any new facilities within the easement. Strata does not object to vacating or adjusting the lot utility easement on this property.

Please reach out if you need anything further or have additional questions.

Sincerely



**Shad Sagers**

OSP Engineer

**Strata Networks**



435.622.6383



435.622.5383



[ssagers@stratanetworks.com](mailto:ssagers@stratanetworks.com)



[stratanetworks.com](http://stratanetworks.com)



211 E 200 N, Roosevelt, UT 84066

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## Confidentiality Notice

This email and any files transmitted with it are confidential and intended solely for the reading and use of the individual or entity to whom they are addressed. If you received this email in error please notify STRATA Networks at 1-435-622-5007. Reading, dissemination, distribution or copying of this message is restricted by the terms of a nondisclosure agreement the terms of which must be strictly followed. If you are not the person to whom this message was sent you are not to disseminate, distribute or copy this email or its attachments. You are also requested to notify the sender immediately by e-mail and to delete the email if you received this email by mistake.

# Elizabeth Werra

---

**Subject:** FW: Easement 1084 W 4275 N Pleasant View, UT

---

**From:** David Bradshaw <[david@senawave.com](mailto:david@senawave.com)>

**Sent:** Monday, August 11, 2025 9:42:04 AM

**To:** [jcwerra@hotmail.com](mailto:jcwerra@hotmail.com) <[jcwerra@hotmail.com](mailto:jcwerra@hotmail.com)>

**Subject:** Easement 1084 W 4275 N Pleasant View, UT

Hi, we do not have any utilities near this address.

I went to the Utah Bluestakes website and looked up the providers listed that have utilities in front of your address.



1186 E 4600 S Suite 300  
Ogden, UT 84403

**To Whom It May Concern,**

At this time, ConnexT LLC has infrastructure in the Public Utility Easement at or around the address of 1084 W 4275 N, Pleasant View. The parcel number for this property is 163860007. Furthermore, ConnexT LLC has no plans to install utility infrastructure in the Public Utility Easement that runs along the following areas:

North side and North west corner changing from 20' utility easement to a 10' utility easement

As such, ConnexT LLC agrees to the vacate of public easement request on your property. If you have any questions or need anything else from us, please feel free to contact me at (801) 686-1009.

Regards,

A handwritten signature in cursive script, appearing to read "Craig Brown", written over a horizontal line.

Craig Brown

Member / Manager

ConnexT LLC



FW: Easement 1084 W 4275 N Pleasant View, UT

From Elizabeth Werra <Betsy@werraconsulting.com>  
 Date Tue 9/9/2025 7:13 PM  
 To Tammy Eveson <teveson@pleasantviewut.gov>  
 Cc J Werra <jcwerra@hotmail.com>

Caution! This message was sent from outside your organization.

Hi Tammy,

Below is the email from David Bradshaw from Senawave. This email was included in what we dropped off to you a few weeks ago.

Thanks,

Betsy

From: J Werra <jcwerra@hotmail.com>  
 Sent: Monday, August 11, 2025 12:27 PM  
 To: Elizabeth Werra <Betsy@werraconsulting.com>  
 Subject: Fw: Easement 1084 W 4275 N Pleasant View, UT

Sent from my Verizon, Samsung Galaxy smartphone  
 Get [Outlook for Android](#)

From: David Bradshaw <david@senawave.com>  
 Sent: Monday, August 11, 2025 9:42:04 AM  
 To: jcwerra@hotmail.com <jcwerra@hotmail.com>  
 Subject: Easement 1084 W 4275 N Pleasant View, UT

Hi, we do not have any utilities near this address.

I went to the Utah Bluestakes website and looked up the providers listed that have utilities in front of your address.

You might focus on this list?

### Planning & Design Lookup

County: WEBER Place: PLEASANT VIEW

Extent: Left=-111.994265192648 Right=-111.995941767047 Top=41.3362628809537 Bottom=41.3350096247401

Code	Name	Phone	Ext	Contact Name	Email	
CCUT00	COMCAST / TELECON DESIGN, USA	514-644-2333		ANNETTE HARM	<a href="mailto:ANNETTE.HARM@TELECON.COM">ANNETTE.HARM@TELECON.COM</a>	
CONNEXT	CONNEXT	801-686-1009		CRAIG BROWN	<a href="mailto:CRAIG@CONNEXTLLC.COM">CRAIG@CONNEXTLLC.COM</a>	
CONNEXT	CONNEXT	801-686-2468	837	JOEL BARROW	<a href="mailto:JOEL.B@CONNEXTNETWORKS.COM">JOEL.B@CONNEXTNETWORKS.COM</a>	
CTLUT01	LUMEN/CENTURYLINK	385-479-7345		JAMES CHIDESTER	<a href="mailto:JAMES.CHIDESTER@LUMEN.COM">JAMES.CHIDESTER@LUMEN.COM</a>	
PLEASA	PLEASANT VIEW CITY	385-758-0052		MIKE LITTLEFIELD	<a href="mailto:MLITTLEFIELD@PLEASANTVIEWUT.GOV">MLITTLEFIELD@PLEASANTVIEWUT.GOV</a>	
PVWS	PINEVIEW WATER SYSTEMS	801-622-4351		DAN JOHNSON	<a href="mailto:DJOHNSON@PINEVIEWWATER.COM">DJOHNSON@PINEVIEWWATER.COM</a>	
QGCOCL	ENBRIDGE GAS UTAH	801-324-3970		SL MAPPING DEPARTMENT	<a href="mailto:MAP.REQUESTS@DOMINIONENERGY.COM">MAP.REQUESTS@DOMINIONENERGY.COM</a>	FOR PRINTED & ELE
RMPOGDTSE	ROCKY MOUNTAIN POWER - OGDEN	801-886-7007		KEVIN HILL	<a href="mailto:RMPPLANNINGANDDESIGNREQUESTS@PACIFICORP.COM">RMPPLANNINGANDDESIGNREQUESTS@PACIFICORP.COM</a>	FOR PRINTED & ELE
WBRSRVY	WEBER COUNTY SURVEY	801-399-		SURVEYORS OFFICE	<a href="mailto:SURVEYOR@WEBERCOUNTYUTAH.GOV">SURVEYOR@WEBERCOUNTYUTAH.GOV</a>	FOR AN INTERACTIV <a href="http://WWW3.CO.WEBER.U">WWW3.CO.WEBER.U</a>



# Planning Commission Staff Report

## 3076 N 325 W

### Subdivision Plat Amendment

October 2, 2025

---

#### BASIC INFORMATION

<b>Applicant(s):</b>	Stacey and Tyler Dixon
<b>Property Owner:</b>	Stacey and Tyler Dixon
<b>Acreage:</b>	2.42 Acres
<b>Location:</b>	3067 N 325 W   Weber County Parcels: 17-058-0053, 17-058-0051, 17-058-0054
<b>Zone:</b>	RE-20 (Residential)

---

#### PROPOSAL AND BACKGROUND

The applicant is proposing to adjust lot lines in a portion of an approved subdivision. The effected parcels are owned by the applicant. The adjustment is to create lots that are compliant with the requirements of the zoning ordinance for RE-20. The applicant is intending to sell one lot and build a home for family members on the other.

This property has previously been through a site plan review and approval for the lots as they currently are shown on Weber County records.

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#### PLANNING COMMISSION REVIEW

#### APPLICABLE CITY ORDINANCES

##### **17.16 - VACATING OR CHANGING A SUBDIVISION PLAT**

17.16.010 Changes to Recorded Plats: Any proposed change shall be approved by the city, and except as otherwise found herein, such changes shall require the recording of a new plat.

1. For changes involving the vacating or alteration of a street or alley, the City Council shall be the Land Use Authority and shall consider such proposals following the requirements of §10-9a, Utah Code Annotated, 1953, as amended.

2. For all other changes, the Planning Commission shall be the Land Use Authority and shall consider such proposals following the requirements of §10-9a, Utah Code Annotated, 1953, as amended and as found herein. (Ord.2008-5, dated 4/8/08)

*Staff Comment: This request meets the qualifications of a Subdivision Plat Amendment*

17.18.030 Lots: All lots shall comply with standards as found herein.

1. Arrangement and Design: The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for buildings, and be properly related to topography and to existing and future development.
2. Compliance with Zoning Ordinance: All lots shown on the subdivision plat must comply with requirements of the Zoning Ordinance.
3. Abut on Public or Private Street: Each lot shall abut on a public street or private street dedicated by the subdivision plat or an existing publicly dedicated street.  
Interior lots having frontage on two (2) streets shall be prohibited unless specifically determined by the City that such design is the most appropriate use of the property, would not create any additional nuisance or hazardous conditions, and vehicular access to one of the streets (except for commercial or industrial uses), as determined by the City, is prohibited as recorded on the plat.
4. Side Lines: Side lines of lots shall be approximately at right angles, or radial to the street line.  
Remnants: All remnants of lots below the minimum size required in the zone, left over after subdividing a larger tract, must be added to adjacent lots, rather than allowed to remain as unusable parcels.
5. Natural Drainage And Other Easements: The City may require easements for drainage from or through adjoining property be provided by the Applicant for any natural or historical drainage area and may allow or require piping and other improvements to protect adjoining property and/or water rights. Easements of not less than ten feet (10') in width for water, sewers, drainage, power lines and other utilities shall be provided in the subdivision where required by the City.
6. All lots shall have a reasonable building area (defined as land with a slope less than 15%) of at least 7500 square feet with a minimum width of 50 feet.
7. Trail accesses and connections to existing and planned trails shall be considered in the subdivision design. 8. Flag lots are not allowed. (Ord.2022-8, dated 3/8/22 and Ord.2008-5, dated 4/8/08)

*Staff Comment: While the new lot boundaries are not typical in shape, adjustments have been made by the petitioner to meet the requirements of the ordinances and fit within the configuration of the property as a whole.*

*Applications to vacate existing easements will be forthcoming as new easements are proposed on the current amended plat associate with the proposal.*

## **ZONING CODE REQUIREMENTS**

The zone for this property is RE-20 (as shown in exhibit 2).

### **18.10.020 Site Development Standards**

- A. Lot Area. The minimum lot area shall be not less than twenty thousand square feet.
- B. Lot Width. The minimum width of any lot shall be one hundred feet (100'), at a distance thirty feet (30") back from the front lot line.

*Staff Comment: The proposed adjusted lots in this application meet the 20,000 square feet standard for lots in this zone. If the proposed plat amendment is approved and recorded, all lots will remain at square footages greater than 20,000 square feet.*

- *Lot 1 – 44,732 sq ft*
- *Lot 2 – 20,000 sq ft*
- *Lot 3 – 20,269 sq ft*

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## STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the subdivision plat amendment, subject to the following recommended conditions:

- Any other adjustments necessary to record the plat, in accordance with City ordinances.
- The applicant is to include a description noting the differences between the amended plat and the original plat if this information is not included already. This is a requirement of state law. 10-9a-608 (1)(b)(iii).
- Any conditions of the Engineer's review memo or comments provided to the applicant.

## Public Comment

There have been no public comments submitted to date.

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## ATTACHMENTS

- 1) Vicinity Map
- 2) Zoning Map
- 3) Application

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## STAFF CONTACT

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



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**ATTACHMENT 2) Zoning Map**



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**ATTACHMENT 3) Application**

**PLEASANT VIEW CITY  
APPLICATION FOR SUBDIVISION PLAT AMENDMENT**

**SUBDIVISION NAME:** Weber View

**LOCATION:** 3076 N 325 W

**ACREAGE:** 2 **NUMBER OF LOTS** 3 **ZONE:** RE-20

**PARCEL ID NUMBERS:** 170580053, 170580051, 170580054

**PROPERTY OWNER(S):**

**NAME:** Stacey and Tyler Dixon **PHONE:** 385-298-7130 **FAX:** \_\_\_\_\_

**ADDRESS:** 3080 N 325 W **EMAIL:** staceydixonre@gmail.com

**APPLICANT/AGENT:**

**NAME:** Stacey Dixon **PHONE:** 385-298-7130 **FAX:** \_\_\_\_\_

**ADDRESS:** 3080 N 325 W **EMAIL:** staceydixonre@gmail.com

**SURVEYOR:**

**NAME:** Great Basin (Andy Hubbard) **PHONE:** 801-394-4515 **FAX:** \_\_\_\_\_

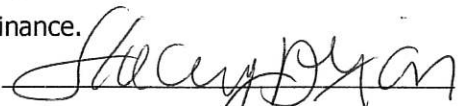
**ADDRESS:** 5746 S 1475 E South Ogden, 84403 **EMAIL:** Andyh@greatbasineng.com

**ENGINEER:**

**NAME:** Great Basin (Andy Hubbard) **PHONE:** 801-394-4515 **FAX:** \_\_\_\_\_

**ADDRESS:** 5746 S 1475 E South Ogden, 84403 **EMAIL:** Andyh@greatbasineng.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.

 8/7/25  
Signature of Applicant/Agent Date

**For City Use**

**FEES** (due at time of application)

7-706 Plat Amendment Fee: \$ 150.00

7-717 Noticing Fee: \$ 75.00

**TOTAL FEES:** \$ 225.00

**Date Paid:** 8/7/2025

*Form Date: August 2023*



# Affidavit

## Property Owner

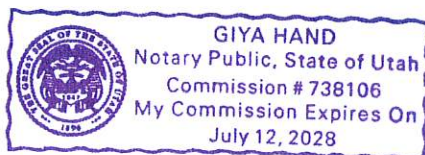
I (we) Stacey Dixon (please print) certify that I (we) am (are) the Owner(s) of record of the property identified in this application and the statements, drawings, and other exhibits contained herein are in all respects true and correct to the best of my (our) knowledge.

Signature of Property Owner(s) Stacey Dixon

State of: UT )  
County of: Weber ) §

Subscribed and sworn to before me on this 7 of 8, in the year 2025, that Stacey Dixon 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.

Giya Hand  
Notary Public



## Agent Authorization

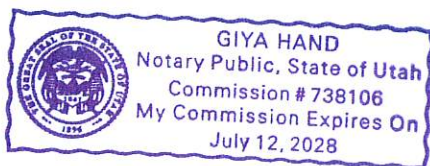
I (we) Stacey Dixon (please print), the owner(s) of the real property identified in this application, do authorize as my (our) agent(s) \_\_\_\_\_ (please print) to represent me (us) and appear on my (our) behalf before any administrative or legislative body concerning this application and to act in all respects as our agent in matters pertaining to the this application.

Signature of Property Owner(s) Stacey Dixon

State of: UT )  
County of: Weber ) §

Subscribed and sworn to before me on this 7 of 8, in the year 2025, that Stacey Dixon 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.

Giya Hand  
Notary Public





## Plat Amendment Application Checklist

- ☐ Application completed; including names and addresses of applicant, surveyor, engineer, owner(s), affidavit of owner(s) and applicant; all signed and notarized.
- ☐ Three paper copies of plat in 24 by 36 plus ONE 11 by 17 reduction. Plat requirements: See city for plat specifications if unknown. Actual mylar copy for recording to be provided after approval by City and once all corrections required have been made.
- ☐ Statement of applicant as to intention and plans for the amendment.
- ☐ Payment of fees.

## Plat Extension Application Checklist\*

- ☐ Application completed; including names and addresses of applicant, surveyor, engineer, owner(s), affidavit of owner(s) and applicant; all signed and notarized.
- ☐ Written narrative from applicant including the request for the length of extension being requested (up to one year is possible). Further explanation of items that have been addressed previously and what still needs to be completed should be included in this statement.
- ☐ Payment of fees.

\*Extensions will be placed on the next available City Council agenda; however, applicants are strongly encouraged to submit not less than six weeks from the date of expiration to make sure there is no lapse in time between expiration and actual approval of an extension.

Statement -

Amendment is for the purpose of redrawing lot lines to sell one 20k sq foot lot and build a home for in-laws on the other.

Jean O'Brien

# Stacey Dixon Subdivision

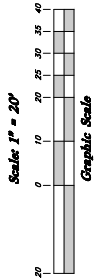
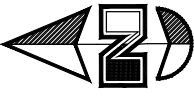
A part of the West 1/2 of Section 29, T7N, R1W,  
SLB&M, U.S. Survey Pleasant View City,

Weber County, Utah

August 2025

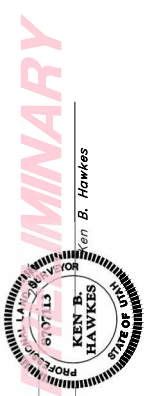
amending lots #, #, # of the  
Weber View Subdivision

Section 29, Township 7  
North, Range 1 West,  
SLB&M, U.S. Survey  
(Found Monument, 3"  
Brass Cap, Weber County  
Survey)



**SURVEYOR'S CERTIFICATION**

I, Ken Hawkes, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-25-17 and that I have verified all measurements shown on this plat of Stacey Dixon Subdivision, in Weber County, Utah, and that I have not been convicted of any crime involving dishonesty or fraud. I have represented of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat.



Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
Ken B. Hawkes  
License No. 8707113

## SURVEYORS NARRATIVE

This Boundary Survey was done at the request of Stacey Dixon for the purpose of retracing these parcels.  
The Basis of Bearings for this Survey is South 00°01'01" West 5341.29 feet.  
Between found Northwest Corner of Section 29 and found Southwest Corner of Section 29. (As Shown)  
The Weber View Subdivision Plat (Entry # 370854) was used for the retracement of the parcels.

Label Adjainers

## DESCRIPTION

Lot 8 and Lot 9, Weber View Subdivision, Pleasant View, Weber County, Utah

OWNER: **Include Meets & Bounds Desc**  
and 10 and 11?

The undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown on this plat, and assign the lands included in this plat the name of:

## Stacey Dixon SUBDIVISION

The undersigned owners further hereby dedicate, grant and convey to Pleasant View City all those parts or portions of said tracts of land on said plat designated as streets, the same to be used as public thoroughfares forever; and also dedicate, grant and convey to Pleasant View City those certain strips of land shown on said plat designated as public utility easements, to be used for the installation and operation of public utility service lines and drainage as may be authorized by Pleasant View City, with no buildings or structures, other than approved hard surface parking or access areas, being reached within such easements.

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2025.  
By: \_\_\_\_\_  
ACKNOWLEDGEMENT  
update dedication - no roads being dedicated to City, just PUEs; add dedication of private service easement in favor of Lot 1

State of Utah } ss

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_, and that the foregoing instrument was signed on behalf of said \_\_\_\_\_, and that said \_\_\_\_\_ executed the same.

Residing at: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
A Notary Public commissioned in Utah

## PLEASANT VIEW CITY PLANNING COMMISSION ACCEPTANCE

I hereby certify that this plat complies with the minimum requirements of the Subdivision Ordinance of Pleasant View City, and conforms with the approved preliminary plat, as reviewed and approved by the Pleasant View City Planning Commission and the Mayor of Pleasant View City, prerequisites to final plat approval of Pleasant View City.  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

## PLEASANT VIEW CITY APPROVAL

This plat and the dedications offered herein, are approved and accepted by the Mayor of Pleasant View City.  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor: \_\_\_\_\_  
Attest: City Recorder: \_\_\_\_\_

## PLEASANT VIEW CITY ENGINEER

I hereby certify that this plat complies with the minimum conditions of the Pleasant View City ordinances this office is required to review and approve.  
Signed This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Pleasant View City Engineer

## PLEASANT VIEW CITY ATTORNEY'S OFFICE

Approved by the City Attorney's Office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
**delete**  
Pleasant View City Attorney

WEBER COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
RECORDED _____	FILED FOR RECORD AND _____
IN BOOK _____	OF OFFICIAL RECORDS, PAGE _____
FOR _____	RECORDED _____
WEBER COUNTY RECORDER	
BY: _____	DEPUTY _____

## LEGEND

(Note that not all Legend items may appear on survey)

Found Section Corner

Calculated Section Position

Exist. Monument

Record

(Rec.)

Measured

Calculated

(Calc'd)

Exist. Typical

Typ.

Set 5/8"x 24" Long Rebar & Cap w/ Lothg or Nail in top back of extension

Southwest Corner of Section 29, Township 7 North, Range 1 West, SLB&M, U.S. Survey (Found Monument, 3" Brass Cap, Weber County Survey)

Found Reference Monument

N 85°56'29" E 185.74'

\*add developer information  
\*add surveyor/firm contact info



# Planning Commission Staff Report

## General Plan Amendment and Rezone

October 2, 2025

---

### BASIC INFORMATION

**Applicant(s):** Triad Land Development  
**Location:** 3917 N Capstone Way (approx. 3800 N Highway 89 |  
Weber County Parcel(s): 19-015-0078, 19-403-0006  
**Acres:** Approximately 8.12 Acres  
  
**Current Designation :** High Density Residential  
**Proposed Designation:** Employment & Business Park  
  
**Current Zone:** RE-5 (Residential)  
**Proposed Zone:** Manufacturing Commercial Mixed

---

### PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider recommendations to the City Council for two proposals running concurrently.

#### ***Proposal 1 – General Plan Amendment***

Consideration of a General Plan Amendment to modify the current zoning designation of 8.12 acres of land at approximately 3917 N Capstone Way, from High Density Residential designation, 8-14 DU/Acre (applicable zone RE-5), to Employment & Business Park designation (applicable zone MCM).

#### ***Proposal 2 – Consideration for Rezone***

Consideration to modify the current applied zone of 8.12 acres of land from RE-5 (Residential) to MCM (Manufacturing/Commercial Mixed).

If the General Plan Amendment is approved, the proposed zone change would align with the density designation of Employment & Business Park and the Manufacturing/Commercial Mixed zone would be an appropriate zone to be applied.

---

### BACKGROUND

The developers for this project initially presented plans to the city to bring industrial development to the property located at 2717 North Highway 89. The City's Master Transportation Plan designated this specific area as the appropriate location for the installation of a railroad crossing, and as such the initial plans for manufacturing space were not deemed workable. As other options were explored for this area, the existing RE-20 zoning also posed challenges with developability. As such, City Administration and the developer jointly explored options to provide a multi-family housing offering that could accomplish both the railroad crossing and an owner-occupied housing product.

- **February 6, 2025:**
  - A proposed zone text amendment, along with a request for a zone change, was presented to the Planning Commission for consideration. The zone text amendment was to create a new zone (RE-5) to allow for the development of town home communities. With collaboration between the developers and staff, text was ultimately approved by City Council with the recommendation of approval from Planning Commission.
  - The City's Master Transportation Plan designates this specific area as the location for the installation of a railroad crossing which would require working with the developer to design a community development that would align with the area for the crossing.
- **May 2025:**
  - A new developer came in to carry the project forward and originally presented a plan for town homes but later changed their concept to a cottage home style community. Discrepancies in the new RE-5 ordinance with regards to the development standards for single family dwellings and the location of the rail crossing, made the concept challenging.
- The new developer decided not to move forward with the project and it has now reverted back to the original developer.

---

## ANALYSIS

The developers have met with staff with the proposal of a business park concept that would require both proposed changes to the General Plan as well as the applied zone.

In reviewing the future rail crossing requirements and limitations, the City has proposed to the developer purchasing a portion of the property to ensure that the alignment of the road works. As this is a new option, the developer would like to proceed with the General Plan Amendment and Rezone to not delay the process while the configuration of the crossing is determined.

### ***General Plan Amendment***

#### **Employment & Business Park**

Employment and Business Park land use designation is a light industrial development that encourages uses such as flex warehousing retail fronts and versatile backs of the building that provide for some light warehousing, corporate headquarters, computer numeric control (CNC) machine shops, high-technology support, woodworking shops, or similar types of uses. Employment development encourages cohesively designed business parks. Heavy industrial activities that require excessive (more than 25% of the parcel) outdoor storage or uses are not typically permitted in this type of land use classification.

The City's Economic Development Area (EDA) requires additional efforts to solidify circulation and design of the area so that development can occur that will provide the opportunity for additional business growth in the City.

### ***Consideration for Rezone***

The petitioner's proposal requests that the existing parcels be rezoned from RE-5 Residential to MCM Manufacturing/Commercial Mixed zone.

### ***Existing Applied Zone***

18.11.010 Purpose and Intent. The purpose of the RE-5 zone classification is to provide regulated areas for multifamily residential use under qualifying high density as identified in the General Plan. A further stated goal is to accomplish the Pleasant View City goal of providing affordable housing for the next generation of homeowners. This is accomplished by providing good quality structures, floorplans, and amenities to provide attractive affordable units which meet the standards for Pleasant View City in addition to the goals outlined in the city's Moderate Income Housing Plan. (Ord.2025-12, dated 4/8/25)

### ***Proposed Zone***

18.33.010 Purpose. The purpose in the Manufacturing/Commercial Mix (MCM) Zone, is to provide for light manufacturing uses as well as general commercial uses within specified areas of the city. Light manufacturing uses shall be generally defined as those uses having few, if any, impacts beyond their property line. Impacts may include such items as noise, odors, safety, pollution and negative visual appearance as determined by the city. (Ord.2000-29, 12/12/00)

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.

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## 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 separate proposals:

- General Plan Amendment to change the density designation from High Density Residential to Employment & Business Park or deny the request and keep the designation as is.
- Rezone from RE-5 (Residential) to Manufacturing/Commercial Mixed (MCM) If the General Plan amendment is approved the request to rezone would be in compliance.

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## STAFF RECOMMENDATION

The Planning Commission will determine either a recommendation of approval or denial regarding the General Plan Amendment.

If the Planning Commission determines a recommendation of approval to the City Council is appropriate, Staff would recommend approval of the rezone application as it would comply with the General Plan.



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## STAFF CONTACT

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

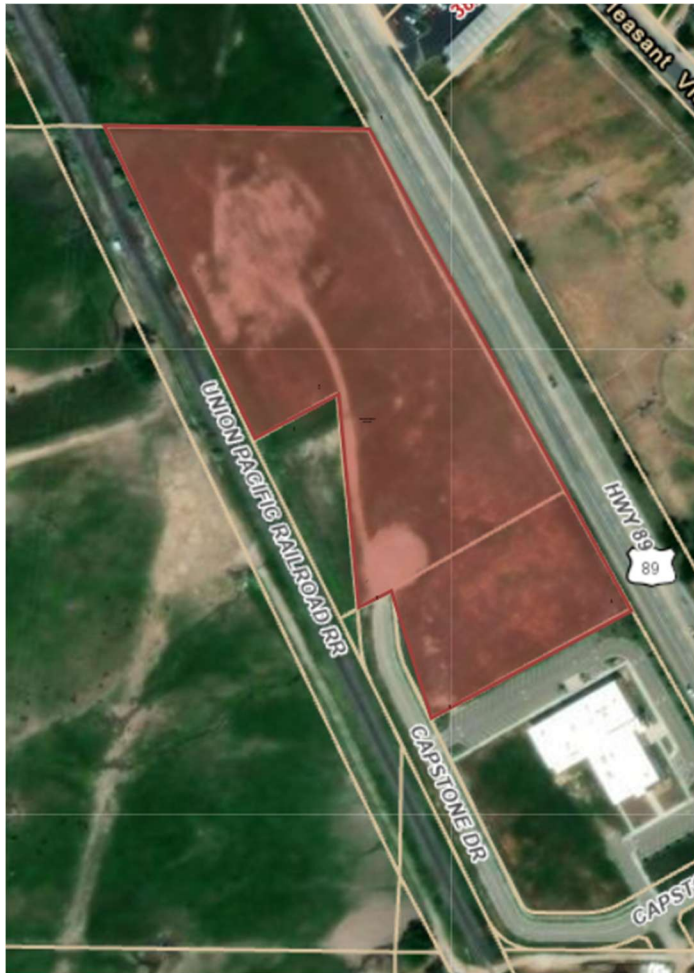
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## ATTACHMENTS

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

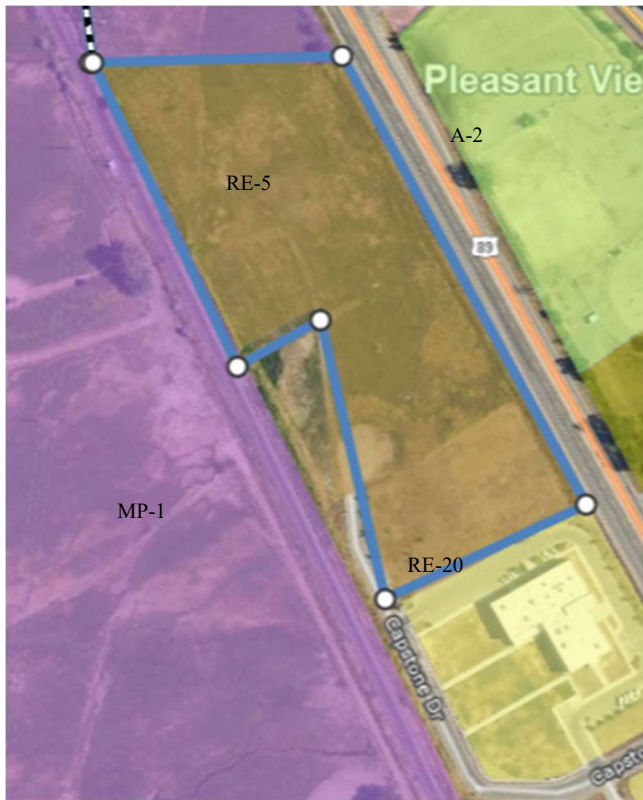
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## ATTACHMENT 1) Vicinity Map



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## ATTACHMENT 2) Zoning Map



Boundary lines are approximate.

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## ATTACHMENT 3) Zoning Ordinances

- RE-5
- MCM

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## ATTACHMENT 4) Application

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## ATTACHMENT 5) Concept Plan

- Concept plan has not received final approval of subdivision.

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

LOCATION: 3917 N Capstone Way, Pleasant View, UT 84404 ACREAGE: 8.12

CURRENT DESIGNATION RE-5 PROPOSED DESIGNATION MCM

PARCEL ID  
NUMBERS: 190150078 & 194030006

CURRENT USE RE-5 High Density Residential

PROPOSED USE MCM Employment Business Park

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

NAME: Triad Land Development PHONE: 801-710-2718 FAX: \_\_\_\_\_

ADDRESS: 2717 N HWY 89 STE 200, Pleasant View, UT 84404 EMAIL: jared@triadlanddevelopment.com

**APPLICANT/AGENT:**

NAME: Jared Hadley PHONE: 801-710-2718 FAX: \_\_\_\_\_

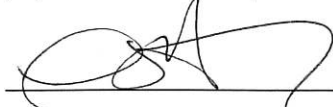
ADDRESS: 2717 N HWY 89 STE 200, Pleasant View, UT 84404 EMAIL: jared@triadlanddevelopment.com

**SURVEYOR OR ENGINEER:**

NAME: Layton Surveys PHONE: 801-663-1641 FAX: \_\_\_\_\_

ADDRESS: 837 S 500 W STE 201, Woodscross, UT 84010 EMAIL: willis.long@laytonsurveys.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.



Signature of Applicant/Agent

Attached Acknowledgment

Notary

**For City Use**

DATE SUBMITTED: 9/19/2025 TAKEN BY: Nitza

**FEES (DUE AT TIME OF APPLICATION)**

\$150.00 (Application Fee)

\$75.00 (Noticing Fee)

Other Fees (if any-see City)

Date Paid

9/19/2025

Amt.

150.00

Date Paid

9/19/2025

Amt.

75.00

Date Paid

Amt.

Form Date: February 2023

Total Paid

225.00

## Affidavit

### Property Owner

I (we) Jared Hadley - Triad Land Development (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) [Signature]

Subscribed and sworn to me on 19 September 2025 (date)

Notary [Signature]

(Residing in: Ogden, UT)

My commission expires 8/10/2028 (date)



### Agent Authorization

I(we) Jared Hadley - Triad Land Development (please print), the owner(s) of the real property identified in this application, do authorize as my (our) agent(s) JARED HADLEY (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) [Signature]

Subscribed and sworn to me on 19 September 2025 (date)

Notary [Signature]

(Residing in: Ogden, UT)

My commission expires 8/10/2028 (date)



# Acknowledgment

State of Utah )


§  
County of Weber )

On this 19 day of September, in the year 2025, before me, Braxton Buckway a notary  
date month year notary public name

public, personally appeared Jared Hadley, proved on the basis of satisfactory  
name of document signer

evidence to be the person(s) whose name(s) (is) are subscribed to this instrument, and acknowledged  
(he/she/they) executed the same.

Witness my hand and official seal.

  
(notary signature)



(seal)



**Re: General Plan Amendment Application – 3917 N Capstone Way, Pleasant View, UT 84404**

Dear Mayor, City Council, and Planning Commission Members,

On behalf of Triad Land Development, I respectfully submit this General Plan Amendment application for approximately 8.12 acres located at 3917 N Capstone Way from RE-5 to the MCM zone.

Our intent is to develop this property with general commercial and light manufacturing that will support local trade companies owned or employed by Pleasant View residents. We believe this request is appropriate because it aligns with surrounding MCM and MP1 zones given its location west of Highway 89 and proximity to the railroad.

We appreciate the feedback previously provided by City staff and leadership, and we look forward to continued collaboration as this application moves forward. Thank you for your time and thoughtful consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jared Hadley', with a stylized flourish at the end.

Jared Hadley  
801.710.2718  
[jared@triadlanddevelopment.com](mailto:jared@triadlanddevelopment.com)



**PLEASANT VIEW CITY  
APPLICATION FOR ZONE CHANGE**

LOCATION: 3917 N Capstone Way, Pleasant View, UT 84404 PARCEL ID #: 190150078 & 194030006

ACREAGE: 8.12

CURRENT ZONE RE-20 PROPOSED ZONE: MCM

CURRENT USE Vacant land of former charter school.

PROPOSED USE General commercial and light manufacturing.

**PROPERTY OWNER(S):**

NAME: Triad Land Development PHONE: 801-710-2718 FAX: \_\_\_\_\_

ADDRESS: 2717 N HWY 89 STE 200, Pleasant View, UT 84404 EMAIL: jared@triadlanddevelopment.com

**APPLICANT/AGENT:**

NAME: Jared Hadley PHONE: 801-710-2718 FAX: \_\_\_\_\_

ADDRESS: 2717 N HWY 89 STE 200, Pleasant View, UT 84404 EMAIL: jared@triadlanddevelopment.com

**SURVEYOR:**

NAME: Layton Surveys PHONE: 801-663-1641 FAX: \_\_\_\_\_

ADDRESS: 837 S 500 W STE 201, Woodscross, UT 84010 EMAIL: willis.long@laytonsurveys.com

**ENGINEER:**

NAME: Thomas Hunt - Hunt Day Engineering PHONE: 801-664-4724 FAX: \_\_\_\_\_

ADDRESS: 3445 W Antelope Drive, St 200, Syracuse, UT 84075 EMAIL: thomas@huntday.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.



Signature of Applicant/Agent

9-3-2025

Date

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**For City Use**

**FEES** (due at time of application)

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

**TOTAL FEES:** \$ \_\_\_\_\_

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

# Affidavit

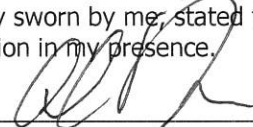
## Property Owner

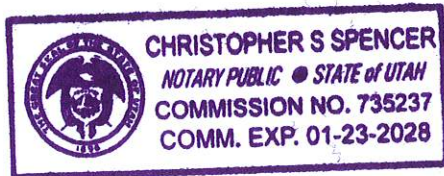
I (we) Jared Hadley - Triad Land Development (please print) certify that I(we) am(are) the Owners(s) of record of the property identified in this application and the statements, drawings, and other exhibits contained herein are in all respects true and correct to the best of my(our) knowledge.

Signature of Property Owner(s) 

State of: Utah )  
County of: Weber ) §

Subscribed and sworn to before me on this 3<sup>rd</sup> of September, in the year 20 25, that Jared Hadley 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



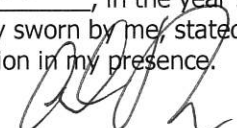
## Agent Authorization

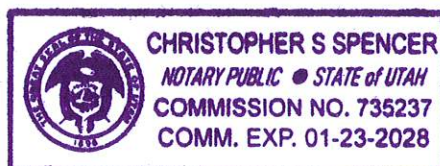
I(we) Jared Hadley - Triad Land Development (please print), the owner(s) of the real property identified in this application, do authorize as my (our) agents(s) N/A (please print) to represent me(us) and appear on my(our) behalf before any administrative or legislative body concerning this application and to act in all respects as our agent in matters pertaining to the this application.

Signature of Property Owner(s) 

State of: Utah )  
County of: Weber ) §

Subscribed and sworn to before me on this 3<sup>rd</sup> of September, in the year 20 25, that Jared Hadley 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



**Re: Zone Change Application – 3917 N Capstone Way, Pleasant View, UT 84404**

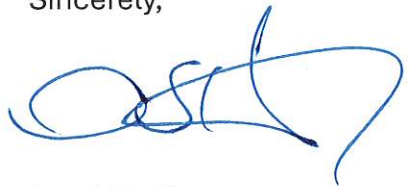
Dear Mayor, City Council, and Planning Commission Members,

On behalf of Triad Land Development, I respectfully submit this request to rezone approximately 8.12 acres located at 3917 N Capstone Way from RE-20 to the MCM zone.

Our intent is to develop this property with general commercial and light manufacturing that will support local trade companies owned or employed by Pleasant View residents. We believe this zoning request is appropriate because it aligns with surrounding MCM and MP1 zones given its location west of Highway 89 and proximity to the railroad.

We appreciate the feedback previously provided by City staff and leadership, and we look forward to continued collaboration as this application moves forward. Thank you for your time and thoughtful consideration of this request.

Sincerely,



Jared Hadley  
801.710.2718  
[jared@triadlanddevelopment.com](mailto:jared@triadlanddevelopment.com)





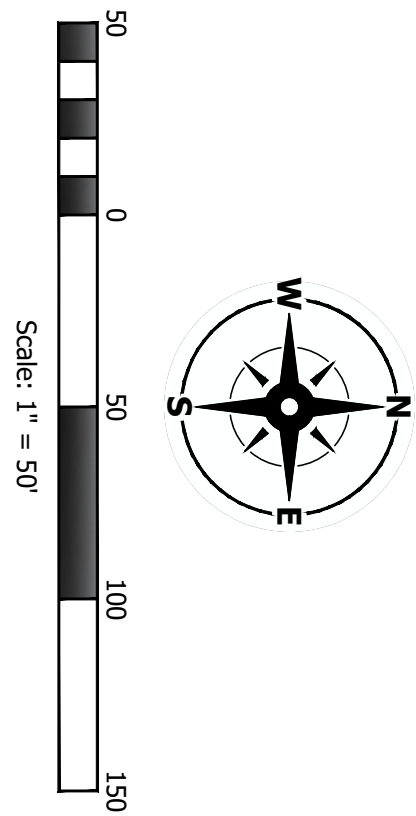


#### Development Summary

LOCATION: PLEASANT VIEW, WEBER COUNTY  
ZONING: REZONE TO RCM  
INTENDED USE: GENERAL COMMERCIAL & LIGHT MANUFACTURING  
BLDG AREA: 85,320 SF  
PARKING: 210 PARKING STALLS

#### Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR OTHER SOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES BEFORE CONSTRUCTION. IF ANY DISCREPANCIES OR CONFLICTS ARE IDENTIFIED, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ADJUSTMENTS. ANY NECESSARY ADJUSTMENTS TO THE PLANS SHALL BE MADE BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.



#### VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING  
0 INCHES ON THIS SHEET. ADJUST SCALES ACCORDINGLY.

#### PROJECT INFO.

Engineer: T. Hunt  
Drawn: R. Harfield  
Date: 01/16/2025  
Proj. No. 128-03

#### SHEET TITLE

### PROPOSED SITE PLAN

#### SHEET NO.

C1.00

#### REVISIONS

REV.	DATE	DESCRIPTION	BY

#### SEAL

#### PROJECT TITLE

## PLEASANT VIEW BUSINESS PARK

### 3917 NORTH CAPSTONE WAY PLEASANT VIEW, WEBER COUNTY, UT

LOCATED IN THE NORTH HALF OF SECTION 25,  
TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN



**HUNT & DAY**  
3445 Ardenlope Drive, St 200  
Syracuse, UT 84075  
PH: 801.664.4724  
EM: Thomas@HuntDay.co