



Pleasant View Planning Commission

Meeting Agenda

Thursday, November 6, 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 Sean Wilkinson)
- b. Declaration of Conflicts of Interest.

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

- a. Subdivision Plat Amendment: Consideration and amendment to an approved subdivision plat located at 1373 W 4050 N, in the Deer Crest Phase 4 1st Amendment subdivision. – Public Hearing (Presenter: Tammy Eveson)
- b. Subdivision Plat Amendment: Consideration and amendment to an approved subdivision plat located at 1276 W and 1306 W Fallow Way, in the Deer Crest Phase 4 1st Amendment and Deer Crest 6A subdivisions. – Public Hearing (Presenter: Tammy Eveson)
- c. Site Plan: Consideration of a Site Plan for the development of a business/office yard and shop area for a construction business headquarters located at approximately 3280 N Highway 89. (Presenter: Tammy Eveson)

6:45 P.M. 5. **Legislative Items – Public Hearings**

- a. General Plan Amendment: Consideration of a City proposed amendment to the General Plan to include a Water Use and Conservation Element in accordance with Utah Senate Bill 110 (2022 General Session). (Presenter: Andrea Steiniger)

7:30 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, November 6, 2025, at 6:00 PM.***

Notice posted on October 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

1373 W 4050 N, Lot 473 Deer Crest

Subdivision Plat Amendment

November 6, 2025

BASIC INFORMATION

Applicant(s):	Steve & Jadelen Tyner
Property Owner:	Steve & Jadelen Tyner
Acreage:	.92 Acres
Location:	1373 W 4050 N Weber County Parcel(s): 16-383-0001
Zone:	RE-20 (Residential)

PROPOSAL AND BACKGROUND

The Planning Commission will discuss and consider approval of a subdivision plat amendment for a single lot (lot 473) in the Deer Crest Phase 4 1st Amendment subdivision located at 1373 W 4050 N.

The proposed plat amendment is to correct the location of a storm drain, adjust access and utility easements for both municipal and Ogden Canal Company use. This amendment will also adjust the west property boundary line by approximately twenty (20) feet. The storm drain was originally placed outside the easement area which prevented the construction of a necessary retaining wall for the development of the lot.

The homeowner and developer have worked closely with the City engineer and public works director to find a solution to relocate the storm drain.

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 and does not involve and streets or alleys, which indicates the Planning Commission to be the Land Use Authority.*

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: *The proposed adjustments comply with the standards for lots.*

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 lot in this application meet the 20,000 square feet standard for lots in this zone. If the proposed plat amendment is approved and recorded, the affected lot would be 42,641 square feet with a buildable area of 7,834 square.*

STAFF RECOMMENDATION

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

- 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.

ATTACHMENTS

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

STAFF CONTACT

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

ATTACHMENT 1) Vicinity Map



ATTACHMENT 2) Zoning Map



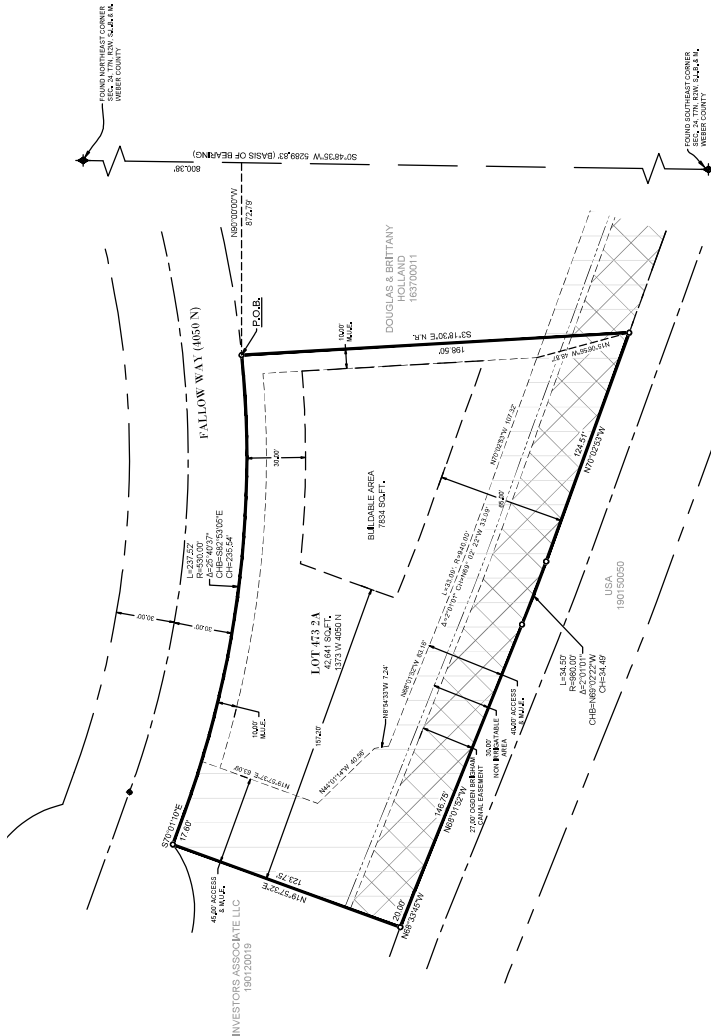
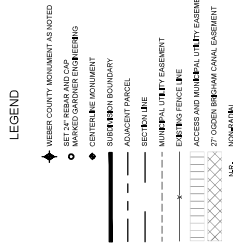
PLAT AMENDMENT INTENTION

PURPOSE: Relocation of the exiting Storm Drain that is currently on lot 73 & lot 72 into the 30' PUE.

Relocation of the 40' NON ERRIGATABLE AREA into the 30' easement.

Relocation of 40' PUE to the 30' PUE.

OCTOBER, 2025

[illegible][illegible]

ATTESTED BY CITY RECORDER

MAYOR

THE PURPOSE OF THIS SURVEY WAS TO AMEND LOT #73 AS SHOWN HEREON. THE SURVEY WAS ORDERED BY STEVE TYNER, THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION. CENTLINE MONUMENTATION, AND FOUND PROPERTY CORNERS AS SHOWN AND NOTED HERON. THE BASE OF BEARING IS THE WEST LINE OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 2 WEST, LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 0° 48' 36" WEST CREST COUNTY, UTAH NORTH. NAD 83 STATE PLANE GRID BEARING. DECATATED PLATS OF PREVIOUS PHASES OF THE DEER CREST DEVELOPMENT. VESTING DEED RECORDED AS ENTRY # 2239375 AND DEEDS OF ADJOINING PROPERTY OWNERS WERE USED TO DETERMINE THE BOUNDARY.

[illegible]

KILINT H. WHITNEY, PLS NO. 0227228

COUNTY RECORDER

DEVELOPER:
CARSON JONES
BLACKBURN JONES REI
OGDEN, UT 84401
801-241-2018



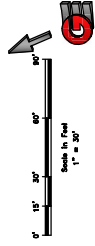
**GARDNER
ENGINEERING**

CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING

COUNTY RECORDER

 COUNTY RECORDER

CEI-01



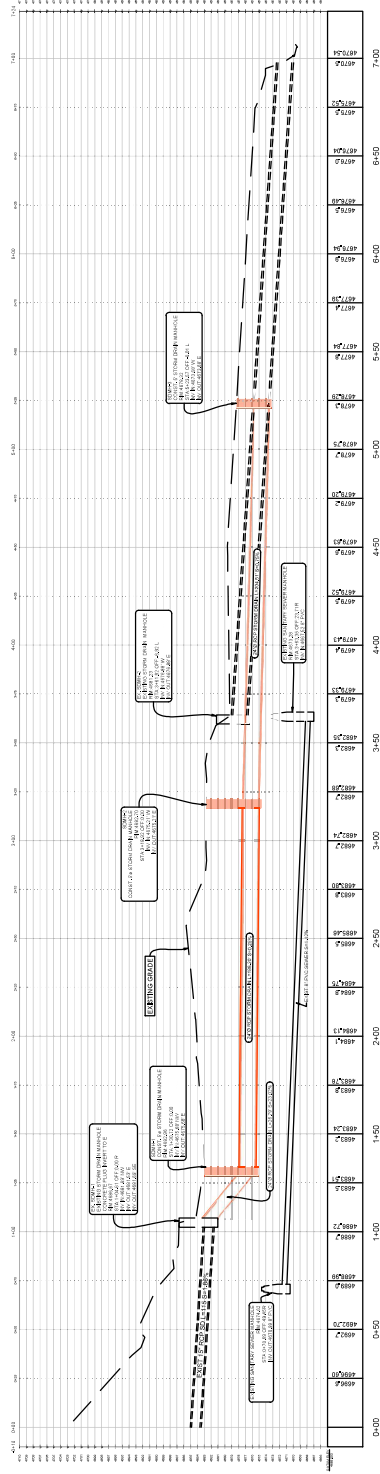
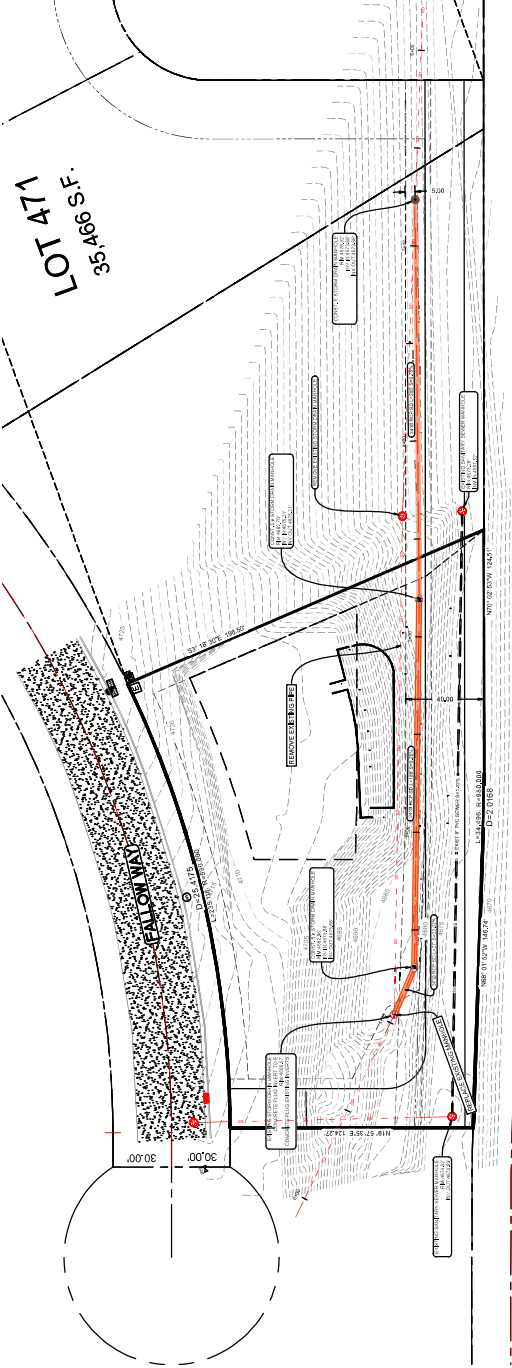
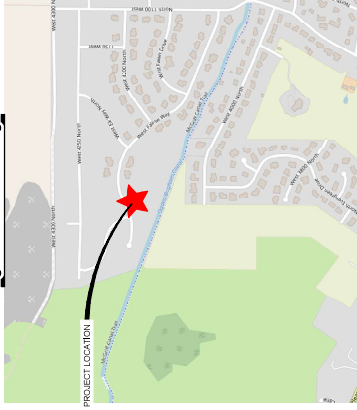
GARDNER
ENGINEERING
CIVIL & LAND PLANNING
MUNICIPAL & LAND SURVEYING
P 801.476.0202 F 801.476.0066
1900 W 2100S, WEST HAVEN, UT 84001

SITE EXHIBIT
DEER CREST LOT 73
1873 W 4050 N
PLEASANT VIEW, WEBER, UTAH



REVISIONS	DATE	DESCRIPTION

DESIGNED	
DRAWN	
CHECKED	
DATE	10-30-25
SHEET	7-25



CITY ACCEPTANCE OF SUBDIVISION IMPROVEMENT PLANS

These improvement plans have been reviewed by the City for general conformance with the requirements of the City's ordinances and the City's standards for subdivision improvements. The City's review is limited to the information provided in the plans and does not constitute a warranty or guarantee of the accuracy or completeness of the information. The developer is responsible for the accuracy and completeness of the information. The City's review is limited to the information provided in the plans and does not constitute a warranty or guarantee of the accuracy or completeness of the information. The developer is responsible for the accuracy and completeness of the information. The City's review is limited to the information provided in the plans and does not constitute a warranty or guarantee of the accuracy or completeness of the information. The developer is responsible for the accuracy and completeness of the information.

By: Dana Q. Shuler Date: 10/30/2025

Dana Q. Shuler, PE
Professional Engineer
Consultant City Engineer



Planning Commission Staff Report

1276 W & 1306 W Fallow Way

Subdivision Plat Amendment

November 6, 2025

BASIC INFORMATION

Applicant(s):	Shawn & Taryn Hart
Property Owner:	Shawn & Taryn Hart
Acreage:	.50 Acres & .92 Acres
Location:	1276 W & 1306 W Fallow Way Weber County Parcels: 16-370-0013 & 19-483-0002
Zone:	RE-20 (Residential)

PROPOSAL AND BACKGROUND

The Planning Commission will discuss and consider approval of a subdivision plat amendment for two lots in the Deer Crest Phase 6A and Phase 4 subdivisions located at 1306 W and 1276 W Fallow Way.

The applicant is proposing to adjust lot lines in a portion of an approved subdivision. The effected parcels are owned by the applicant. This adjustment is to create a larger side yard for the 1276 W lot for easier access to the parking and garage while continuing to meet the requirements of the RE-20 zone.

PLANNING COMMISSION REVIEW

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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. As it does not involve a street or alley, the Planning Commission is the Land Use Authority.

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.

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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: The affected lot line meets the requirements for side lot line as being at an approximate right angle. There are existing easements at the current property line dividing the two properties that will be vacated in the future by separate application to vacate easements.

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.

- 1276 W – 34,164 sq ft
- 1306 W – 27,453 sq ft

The proposed adjustments meet required lot widths.

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.
- 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.

ATTACHMENTS

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

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ATTACHMENT 2) Zoning Map



ATTACHMENT 3) Application

To Whom it may concern,

I am requesting a Plat Amendment and add 70' from lot 75 onto lot 76 so that I can extend the driveway at Lot 76(1276 W Fallow Way) so it can be a little flatter coming around the west side and not be so steep. This will still allow plenty of frontage to both lots and lot 75 will still be .63 acres. I do own both lots and would just like to adjust the property lines like in the amendment supplied from Gardner Engineering.

Thank You

Shawn Hart

