



Pleasant View Planning Commission

Meeting Agenda

Thursday, March 26, 2026

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 Dean Stokes*)
- b. Declaration of Conflicts of Interest.

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

- a. Review and consideration of the Planning Commission meeting minutes prepared for October 2, 2025.

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

- a. Site Plan Amendment: Consideration to amend an approved Site Plan for the addition of a fueling station at an existing business located at 2780 N US 89. – (Presenter: Tammy Eveson)
- b. Site Plan: Consideration of a Site Plan for a commercial flex use development located at 2747 N Parkland Blvd. – (Presenter: Tammy Eveson)
- c. Conditional Use Permit: Consideration of a Conditional Use Permit for a fast food restaurant located in an existing building located at 1142 W 2700 N (Presenter: Tammy Eveson)
- d. Vacate Public Utility Easement: Consideration to vacate a public utility easement for the property located at approximately 1025 W 3000 N. (Presenter: Tammy Eveson)

7:30 P.M. 5. **Adjournment**

*Notice is hereby given that the Planning Commission of Pleasant View City will hold a meeting at the City Office Building, 520 W Elberta Dr. on **Thursday, March 26, 2026, at 6:00 PM.***

Notice posted on March 16, 2026 – Tammy Eveson, Planner

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.

**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD
October 2nd, 2025, at 6:00 P.M.**

[Planning Commission \(youtube.com\)](https://www.youtube.com/watch?v=...)

MEMBERS PRESENT

Andy Nef
Julie Farr
David Gossner
John Morris
Manya Speelman
Sean Wilkinson

EXCUSED

Jeff Bolingbroke
Chad Kotter
Dean Stokes

STAFF PRESENT

Andrea Steineger, City Administrator
Tammy Eveson, Planner I
Janitza Osuna, Planner Tech

VISITORS

Jordan Cullimore
Elizabeth Werra
J Werra
Bryan Stein
Jeanine Stein
Jaycelyn Stein
Alex Munos
Diane Budge
Caleb Stoker
Jordan Watson
Sebastion Sarap
Sara Urry
Rich Combe

MINUTES PREPARED BY:

Janitza Osuna (with AI Assistance)

MINUTES APPROVED:

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. *NONE DECLARED*

2) MINUTES

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

MOTIONS:

Motion to **APPROVE** by Vice Chair Farr
Seconded by Commissioner Wilson

3) PLANNING COMMISSION TRAINING

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

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)

A conditional use application was presented for a proposed business located in the MP1 (Planned Manufacturing) Zone. The Planning Commission was informed that they would need to determine whether the proposal qualifies for a Conditional Use Permit.

The application is for an event venue. Included in the meeting packet was the definition and intent of the MP1 Zone, which is to permit the establishment of well-designed manufacturing facilities that minimize traffic congestion on surrounding public streets and fit the general environment and land use pattern of the area.

Staff explained how the code applies to conditional uses within the MP1 Zone. If a use is permitted in the C2 Zone, it may be considered as a conditional use in the MP1 Zone. The proposed event venue is listed as a permitted use in the C2 Zone and may fall under the “community uses” category.

Staff reported that the proposed use would not require any changes to the currently approved site plan. There would be no exterior modifications to the building, landscaping, utilities, or parking lot.

Parking requirements were reviewed. Staff indicated that parking is shared with other businesses within the development and that there are three sections of the building operating under a shared parking agreement. Based on comparable parking requirements for restaurants and recreational places of assembly, one parking space is required per 200 square feet of floor space or per two employees. The space is about 10,000 sq feet and After reviewing the floor plan, staff determined that sufficient parking exists for the proposed use.

Any desired signage would require a building permit and would be reviewed through the normal permitting process.

Comments were provided by the Building Official, requiring the applicant to submit fire and life safety plans prepared by a licensed design professional, obtain building permits for signage and any tenant improvements, and provide calculations for occupancy load. These comments have been forwarded to the applicant and are in progress.

The Planning Commission was advised that they would determine whether the proposed use is appropriate for the MP1 Zone under the “community uses” category. Final approval, based on the Building Official’s comments, would be addressed through the Development Review Committee (DRC). Staff noted that no public comments had been received.

Vice Chair Farr asked about parking and traffic flow, noting concern that event venues typically bring a large number of people in a short period of time. The commissioner requested clarification regarding traffic flow, parking layout, and the maximum occupancy of the venue.

Staff responded that determining the occupancy limit is part of the Building Official’s request and would be established through submitted calculations. Staff reiterated that occupancy information would be required before final approval.

Staff referenced the original site plan to illustrate traffic flow. The complex has two driveway entrances. The proposed venue is located in the upper section of the building. There are roll-up doors on the back side of the building, though it is unknown whether those will be utilized. Parking is available along the sides of the building as well as in the main parking areas.

Staff stated there were no concerns raised regarding traffic flow during review by the Development Review Committee, including engineering review.

PETITIONER- Jeanine Stein

Commission Chari Neff asked whether most events would occur during daytime or nighttime hours, noting that the shared parking agreement with other businesses could be beneficial if those businesses are typically closed when events are held.

The applicant indicated that most events would likely occur after regular business hours, when the other businesses in the development would be closed, allowing for greater parking availability.

A commissioner asked about the anticipated number of attendees at events. The applicant responded that events would typically host around 100 but not exactly sure.

A Commissioner asked whether the interior of the building would be remodeled, noting that the current space has a warehouse appearance. The applicant responded that while no major structural changes would be made, décor and interior updates would be completed to create a more modern event-style atmosphere.

PUBLIC HEARING

OPEN Public Hearing by Commissioner Speelman
Seconded by Commissioner Morris

NO PUBLIC COMMENTS

CLOSE Public Hearing by Commissioner Wilkinson
Seconded by Commissioner Speelman

MOTION:

Motion to **APPROVE with Conditions** by Commissioner Vice Chair Farr
Seconded by Commissioner Gossner

Unanimous

Conditions:

- Submission of fire and life safety plans prepared by a licensed design professional.
- Obtaining building permits for tenant improvements.
- Providing calculations for the occupancy load, as recommended.

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)

Staff presented an application to modify, but not fully vacate, an existing 20-foot public utility easement. The original easement width was intended to accommodate both a slope easement and utility easement.

The petitioners are proposing to construct a retaining wall, which requires the installation of structural landscaping fabric (geo grid) extending into the hillside. Concerns were raised that if utilities were installed within the area where the geo grid is placed, future drilling or excavation could damage the material and compromise the retaining wall.

The petitioners have worked with the City Engineer to develop a compromise that would reduce the easement width while maintaining the utility easement. Under this proposal, the petitioners would assume responsibility for the grading and slope portion within the adjusted area. The City Engineer indicated this was a reasonable solution.

The applicants have obtained most of the required utility release letters. Comcast has provided approval as of the day of the planning commission meeting. Documentation was also provided showing attempts to contact CenturyLink and Optic Loop, though no responses had been received at that time.

Rocky Mountain Power submitted an email indicating they were not willing to release the full 20-foot easement. This issue arose the day prior to the meeting. The City Engineer has contacted Rocky Mountain Power to further explain the proposal and seek resolution. The City Attorney has also been contacted for guidance.

Staff advised the Planning Commission that they could either table the item until the issue with Rocky Mountain Power is resolved or make a motion to approve the modification contingent upon approval from Rocky Mountain Power and review by the City Engineer or City Attorney.

A commissioner asked for clarification regarding Rocky Mountain Power's concern, noting that their power lines are overhead. Staff explained that Rocky Mountain Power's concern involves the reach of the cross arms on the poles into the easement area and the possibility of future underground installation, which could require use of the full easement width.

Discussion followed regarding the need for written approvals from all affected utilities before proceeding. Staff reiterated that each utility must provide confirmation that they will not object to the modification of the easement.

PETITIONER – J Werra

A commissioner expressed concern about maintaining uniform easement widths along 4300 North for adjacent properties. The petitioner stated that neighboring properties have already completed landscaping and fencing up to their property lines, while their

request is only to reduce the easement by 10 feet on their side to allow for installation of the geo grid supporting the retaining wall.

The petitioner explained that the retaining wall itself would remain outside of the easement area and that the requested modification is solely to allow for the underground geo grid installation necessary to support the structure.

Commissioners discussed that while other properties may have landscaped into easement areas, that does not necessarily indicate formal approval and may place those property owners at risk if utilities ever need to access the area.

The petitioner noted that they had been informed that no roadway improvements were anticipated in the foreseeable future and expressed a desire to complete backyard landscaping rather than wait many years. The petitioner stated their intent was to work cooperatively with the City and utilities to resolve the matter properly.

PUBLIC HEARING

OPEN Public Hearing by Vice Chari Farr
Seconded by Commissioner Speelman

NO PUBLIC COMMENTS

CLOSE Public Hearing by Commissioner Speelman
Seconded by Commissioner Wilkinson

MOTION:

Motion to **APPROVE with Conditions** by Commissioner Wilkinson
Seconded by Commissioner Morris
Unanimous

Conditions: **contingent upon approval from CenturyLink, Lumen, Optic Loop, Rocky Mountain Power, and any additional recommendations provided by the City Engineer.**

c. Subdivision Plat Amendment: Consideration and action on a Subdivision Plat Amendment located at 3076 N 325 W. – Public Hearing (Presenter: Tammy Eveson)

Staff presented a request for a plat amendment for property located at Pleasant View Drive and 325 West. This item had previously come before the Commission as a site plan for the development of residential lots, which received site plan approval at the end of 2024. The property owner has since requested that the property lines be adjusted and redrawn, prompting the need for the plat amendment.

Staff reported that the revised plat meets all requirements of the RE-20 zoning district. Staff and the City Engineer worked with the petitioner and contractor through several revisions to address requested changes. A corrected plat reflecting all staff and engineering comments was received the day prior to the meeting.

The amendment affects three lots:

- Lot 1 contains an existing home and is approximately 44,732 square feet.
- Lot 2 is approximately 20,000 square feet.
- Lot 3 is approximately 20,269 square feet.

Staff explained that one lot will front on Pleasant View Drive, and another will front on 325 West. Discussion occurred regarding a small section of frontage on Pleasant View Drive. Staff clarified that an earlier design proposed a diagonal property line; however, City code requires property lines to be as perpendicular to the frontage as possible. The current jog in the boundary was created to comply with this requirement.

Commissioners discussed the configuration of the larger lot, noting the presence of a creek, trees, and wet ground in the lower portion of the property. Staff indicated this area is intended to remain in a natural state and does not have sufficient frontage for additional development.

PETITIONER's Contractor – Caleb Stoker

The representative explained that the primary reason for the amendment was to adjust the property lines to provide additional backyard space. The property owner felt the existing boundary was too close to an existing fence and wanted more room. The representative noted that the previous layout made it challenging to achieve compliant angles at the corner of the lot, but adjustments were made to reconfigure the lines in a way that met City requirements while accommodating the owner's request

PUBLIC HEARING

OPEN Public Hearing by Commissioner Speelman
Seconded by Commissioner Gossner

NO PUBLIC COMMENTS

CLOSE Public Hearing by Commissioner Gossner
Seconded by Commissioner Morris

MOTION

Motion to **Recommend APPROVAL** by Vice Chair Farr
Seconded by Commissioner Speelman
Unanimous

5) ITEMS AND RECOMMENDATIONS FOR CITY COUNCIL

- 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 39174 N capstone Way, from RE-5(High Density Residential) to MCM, Manufacturing Commercial Mixed (Employment & Business Park).

The Commission considered an application requesting two actions: a General Plan amendment and a rezoning for property located on Capstone Way. Staff noted that the property had previously come before the Commission and had recently undergone a zone change, including a zone text amendment approved in February, at which time the property was rezoned from RE-20 to RE-5, a newly created zone.

Staff explained that the development project had changed hands, or was in the process of changing hands, with a new developer initially proposing a townhome community. The proposal was later revised to a cottage home community. During review of the RE-5 zone, discrepancies were identified in the newly adopted ordinance regarding setbacks and lot sizes for cottage homes classified as single-family dwellings. Due to these inconsistencies and challenges in moving the project forward under the existing regulations, the new developers chose not to proceed, and the project reverted to the original developers.

The original developers have now presented a new concept proposing a business park-type development for the property. Staff explained that this proposal would require a change to the General Plan designation from residential and high-density residential to an Employment Business Park designation. Additionally, the applicants are requesting that the property be rezoned to the MCM zone, identified as Manufacturing Commercial Mixed.

The Commission's consideration for the evening included a recommendation on the proposed General Plan amendment and a potential recommendation to the City Council regarding the requested rezoning.

PETITIONER COMMENTS – Jordan Watson

The applicant believes the request is appropriate as it aligns with the surrounding MCM and MP-1 zones. It was noted that the property's location west of Highway 89 and its proximity to the railway.

The applicant addressed the Commission and stated that their company specializes in flex space developments of this nature. They noted that a similar project is currently under construction in Farr West across from Cal Ranch. The applicant reminded the Commission that approximately one year ago they had initially presented a proposal for a similar commercial concept on this property but ultimately shifted to a residential proposal.

The applicant explained that the shift to residential was influenced in part by the need to meet moderate-income housing requirements. They further stated that during

discussions with Planning staff and the City Council, feedback was received indicating that the property was not ideally suited for residential development. Although the RE-5 zoning was ultimately approved, the applicant expressed a desire to move forward with a commercial use, which they believe is more consistent with the surrounding area and would result in a more successful project.

PUBLIC HEARING

OPEN Public Hearing by Vice Chari Farr
Seconded by Commissioner Speelman

NO PUBLIC COMMENTS

CLOSE Public Hearing by Commissioner Wilkinson
Seconded by Commissioner Gossner

Commissioner Discussion

A Commissioner inquired about authority over the railroad track and specifically who determines the location of a rail crossing. Staff responded that the railroad company has primary authority in determining crossing locations. The railroad has provided the City with a designated window identifying where a crossing may be permitted.

Staff further explained that efforts have been underway, including coordination with Dana, the city engineer, to align the roadway appropriately. This includes ensuring that the curvature of the road meets required standards and safety considerations. The exact location of the rail crossing has not yet been finalized, as it must accommodate the necessary road curvature within the window provided by the railroad. Staff emphasized that while the railroad establishes the allowable crossing area, the City must ensure that the final design meets safety requirements.

MOTION Item A

Motion to **Recommend Approval** by Commissioner Morris
Seconded by Commissioner Wilkinson
Unanimous

MOTION Item B

Motion to **Recommend Approval** by Commissioner Morris
Seconded by Commissioner Gossner
Unanimous

6) ADJOURNMENT

The meeting was adjourned with no further items discussed.



Planning Commission Staff Report

Admiral Beverage – Fueling Station

Site Plan Amendment

March 26, 2026

BASIC INFORMATION

Applicant: Jason Ball
Owner: Admiral Beverage Corporation
Acreage: 25.31 Acres
Location: 2780 N US 89 | Weber County Parcel: 17-061-0059
Zone: CP-3 (Planned Commercial)

PROPOSAL AND BACKGROUND

The Planning Commission will discuss and consider approval of an amendment to the site plan of an existing business located at 2780 US 89.

The requested change includes the addition of a fueling station located on the west side of the existing building and parking lot.

PLANNING COMMISSION REVIEW

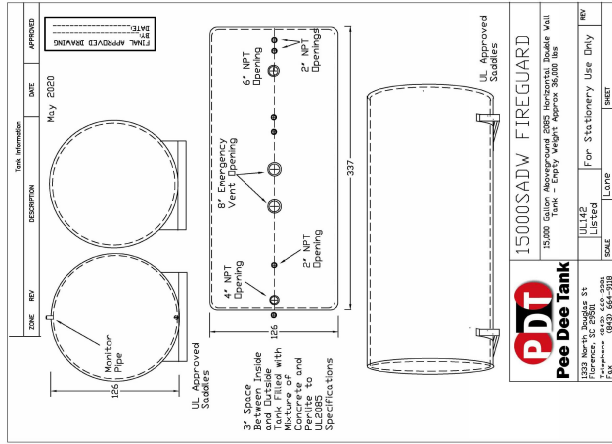
The proposed fuel island consists of a twenty (20) foot by seventy-eight (78) concrete slab to be the base for a two fuel tanks. The proposed tanks include a 15,000 gallon double wall fuel tank, a 1,000 gallon blue DEF tank and a fuel pump.

The proposed site plan shows ten (10) foot concrete barriers at each end of the fuel tank pad as well as six (6) inch diameter concrete filled yellow safety bollards along each side of the tank pad.

The proposed site plan includes the removal of nine existing parking stalls south of the fuel station and replacing an area of an existing gravel parking area with a new parking area with 39 new stalls. This parking area will have six (6) inch safety bollards by all parking adjacent to the building.

STAFF RECOMMENDATION

Staff recommend approval of this application for a site plan amendment, with any requirements to comply with State and Municipal fire safety standards.



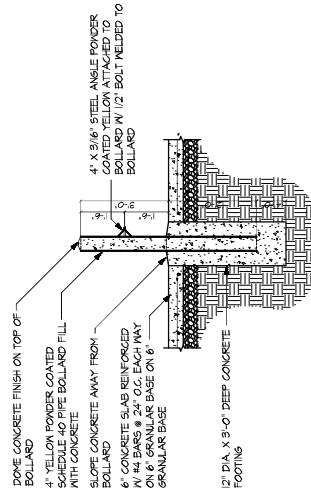
blue
DEF SOLUTIONS
COMMERCIAL PLATINUM



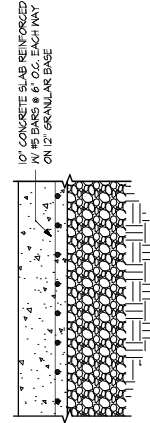
- Features & Components included:
- Proven chemical components certified to UL 508A & CSA C22.2 standards
 - Solenoid DEF pump (L21 HP)
 - Built-in dispenser w/2" hose reel assembly
 - Pulse output included, Card reader
 - Magnetic mic-fill prevention mats, waver-breakaway & spare mag collar
 - Inventory level display with audible overflow alarm
 - HDPE primary tank with manway
 - All models include 110% Secondary Containment
 - Insulated FRP panels
 - Aesthetically pleasing, smooth, glossy white exterior finish
 - Conforms to ISO 22241-3/4 standards
 - Hinged roof w/pneumatic lifts (Except 3400G and greater)
 - 2" Fill-port dry break adapter
 - Leak-proof press fittings & BSFP connections
 - Audible overflow alarm
 - Atmospheric vent w/pressure screen
 - Forlift compatible base frame

Capacity	Height	Weight	Dimensions (HxWxD)
500 Gal	1500	4441.07/48 inches	44x17x48 inches
750 Gal	1700	4841.31/58 inches	48x17x58 inches
1000 Gal	2000	4822.24/52 inches	48x22x52 inches
2000 Gal	3000	7345.97/66 inches	73x47x66 inches
3400 Gal	3900	9363.04/82 inches	93x63x82 inches
5000 Gal	5200	12043.12/110 inches	120x43x110 inches
6000 Gal	6200	12503.12/120 inches	125x43x120 inches

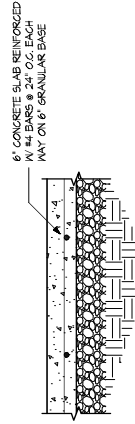
www.bluedefolutions.com | 864.385.7030



BOLLARD DETAIL
 SCALE 1/2" = 1'-0"



TANK CONCRETE SLAB DETAIL
 SCALE 1" = 1'-0"



CONCRETE SLAB DETAIL
 SCALE 1" = 1'-0"

DETAILS	S2	DATE: 11-20-2020	DATE: 10-10-2020
		PROJECT: ADMIRAL BEVERAGE FUELING STATION	
RIDGELINE DESIGN		ARCHITECTS	
1701 E. 5500 S. 3RD SOUTH OGDEN, UT 84003		PHONE: 801-224-1100 FAX: 801-224-1101	



NORTH VIEW FIRE DISTRICT

315 East 2550 North

North Ogden, UT 84414

Deputy Chief/ Fire Marshal Ryan Barker

Rbarker@northviewfire.gov

Phone: 801-782-8159 Fax:801-782-3532

March 23, 2026

RE: Admiral Beverage Fueling Station

As the Authority Having Jurisdiction (AHJ), I have reviewed the Site Plan for the Admiral Beverage Fueling Station located at 2780 Hwy 89, Pleasant View, UT. Based on the 2021 edition International Fire Code and applicable NFPA standards, the following conditions will need to be met:

1. Fire Department Access:

- The fire department access is acceptable as designed, and no further actions are required.
- The location of the tanks are in accordance with NFPA 30 and Chapter 57 of the IFC

2. Tank Construction & Listing

- The tank shall be UL-listed (e.g., UL 142 or UL 2085, if protected) and constructed in accordance with NFPA 30.
- Double-wall construction shall provide approved secondary containment.

3. Spill Control & Overfill Protection

- Approved spill containment and overfill prevention devices shall be provided in accordance with IFC 5704.
- Fill connections shall be designed to minimize the possibility of spills.

4. Vehicle Impact Protection

- The designed vehicle impact protection (bollards and walls) is acceptable per IFC 312.

5. Dispensing Equipment

- Dispensing systems shall comply with IFC Chapter 23 and NFPA 30A.
- Emergency shutoff devices shall be provided and clearly identified.

6. Electrical Classification

- Electrical equipment and wiring shall comply with NFPA 70 and be installed according to hazardous (classified) location requirements.



NORTH VIEW FIRE DISTRICT

315 East 2550 North

North Ogden, UT 84414

Deputy Chief/ Fire Marshal Ryan Barker

Rbarker@northviewfire.gov

Phone: 801-782-8159 Fax:801-782-3532

7. Ventilation & Venting

- Normal and emergency venting shall be provided in accordance with NFPA 30.

8. Fire Protection

- Portable fire extinguishers shall be provided in accordance with IFC 906.

9. Signage

- Appropriate signage shall be installed, including:
 - “No Smoking” signs
 - Emergency contact information
 - Hazard identification signage as required by IFC

10. Inspections & Testing

- The installation is subject to inspection and approval prior to operation.
- Testing and documentation for tank integrity, piping, and safety systems shall be provided upon request.

Every effort has been made to provide a complete and thorough review of these plans. However, nothing in this review is intended to relieve the owner, contractor, and/or developer from compliance with any and all applicable codes and standards.

Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.

Ryan Barker

Ryan Barker
Deputy Chief/ Fire Marshal
North View Fire District



Planning Commission Staff Report

2747 N Parkland Blvd.

Site Plan for Commercial Flex

March 26, 2026

BASIC INFORMATION

Applicant(s):	Jordan Watson
Owner:	Triad Land Development LLC
Location:	2747 N Parkland Blvd. Weber County Parcel: 19-125-0003
Zone:	MCM (Manufacturing/Commercial Mix)
Acreage:	1.71 Acres

PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider a site plan proposal for a commercial flex space development at 2747 N Parkland Blvd. The applicant is proposing the development of two flex buildings complying with the requirements of the MCM zone.

The intent of the petitioner is to develop a project to support local trade and service companies seeking to establish or expand their presence in Pleasant View City. The petitioner will also be proposing the development be created as a subdivided condo plat where each individual unit can be purchased by the user. At this time the Planning Commission is only considering this application as a Site Plan Review.

STAFF REVIEW

The requested site plan includes

- Two individual buildings that consist of
 - Building 1 – Four 2,925 SF units each with a front and rear garage door
 - Building 2 - Two units each with 2,130 SF and one 4,048 SF unit. Each unit with a front and rear garage door.

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)

18.33.030 Use Regulations.

In all MCM zones, only the uses enumerated within this chapter are allowed. Uses not clearly specified but substantially similar or customarily accessory to a listed use or category may be administratively allowed as determined by the community development coordinator. Appeals of such determinations shall be made to the Board of Adjustment within thirty days from the decision. (Ord.2000-29, 12/12/00)

STAFF COMMENTS:

The proposed development meets the purpose of the MCM zone. Uses will be reviewed individually as units are occupied.

18.33.040 Setback Standards.

- Front Yard: Parking and buildings meet minimum requirement of twenty (20) feet
- Side Yard: No side yard setback unless adjacent to a residential use or zone. Side yards are not adjacent to residential.
- Rear Yard: Twenty (20) feet if adjacent to residential use or zone.
- Screening: 18.33.040
 - E.1: Requires that a six-foot concrete or masonry wall be required in rear or side yards adjacent to residential zones or uses. The portion of the rear yard adjacent to the mobile home park would require solid wall.
 - E.3: Dumpsters – The location of the dumpster for the site is enclosed as required.
 - E.4: All outside storage shall be screened from view with six (6) foot solid fencing made of durable materials. Slatted chain link fencing is not permitted when adjacent to public roads and/or rights-of-ways.

STAFF COMMENTS:

The proposed buildings meet the required setbacks for front, rear and side yards in the MCM zone as shown on the submitted site plan.

The height of the building also meets the Height Standards of the zone in that the proposed buildings are less than the maximum height of five stories or sixty-five feet.

18.33.050 Parking.

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 - 112
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:

As the proposed buildings are flex space, and it is unknown at this time what the individual uses will be, the determination of required number of parking spaces necessary is unknown. The site plan provides a total of 47 parking stalls including 2 ADA stalls. Each unit will have one reserved stall for the garage roll up doors with the exception of one unit in building two that will have two garage doors and two reserved stalls for those doors. This allows for approximately 11.75 stalls per unit to be shared throughout.

STAFF RECOMMENDATION

Staff recommends approval of the site plan with consideration of the following conditions of approval:

- 1) All corrections and comments by staff and engineer memo be addressed and final approval by DRC

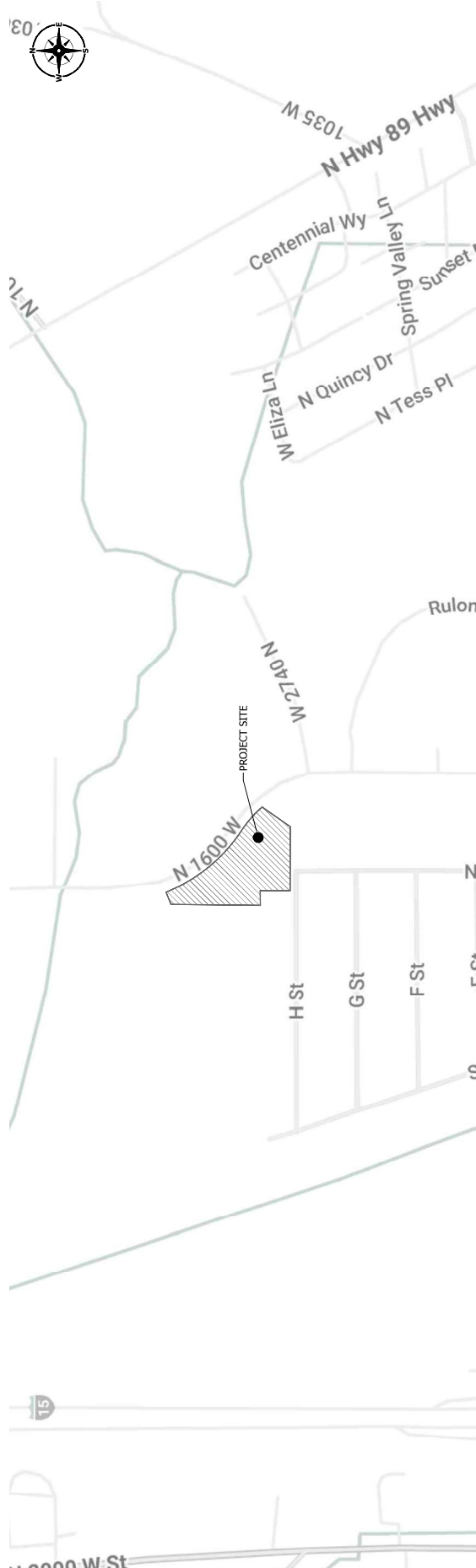
ATTACHMENTS

- 1) Vicinity Map / Zoning Map
- 2) Site Plan

STAFF CONTACT

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

NOT TO SCALE



CIVIL CONSTRUCTION PLANS
PARKLAND BUSINESS CENTER
 2747 N PARLAND BOULEVARD, PLEASANT VIEW, UT 83440

VICINITY MAP

SHEET INDEX

- CO.00 COVER SHEET
- CO.10 GENERAL NOTES & LEGEND
- CO.20 SITE DEMOLITION PLAN
- CL.00 PROPOSED SITE PLAN
- CL.90 SITE CIVIL DETAILS
- CL.91 SITE CIVIL DETAILS
- CL.94 SITE GRADING & DRAINAGE PLAN
- CL.95 RETAINING WALL - PLAN & PROFILE
- CL.96 SITE DRAINAGE DETAILS
- CL.99 SITE UTILITY PLAN
- CS.00 SITE UTILITY DETAILS
- CS.90 EROSION CONTROL PLAN
- CS.95 EROSION CONTROL DETAILS
- LL.00 SITE LANDSCAPE PLAN

SITE DATA

AFFECTED PARCEL NO.:
 15-123-0003

FLOOD INFORMATION:
 PROJECT SITE FALLS WITHIN THE FIRM ZONE "X" PER FEMA FIRMS 498570300E EFFECTIVE ON 11/30/2023. ZONE "X" IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500 YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD AND PROTECTED BY LEVEE FROM 100 YEAR FLOOD.

BENCHMARK INFORMATION:
 FOUND REBAR WITH CAP "H1", ELEV = 4275.06'

BOUNDARY DESCRIPTION:
 PROJECT SITE IS A 2.00 ACRES SUBDIVISION, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 723.56 FEET SOUTH 89°18'48" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND 1972.50 FEET NORTH 00°41'12" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 25;

RUNNING THENCE ALONG THE BOUNDARY LINE OF SAID LOT 3 THE FOLLOWING NINE (9) COURSES: (1) SOUTH 34°52'33" WEST 115.46 FEET; (2) NORTH 89°47'54" WEST 215.61 FEET; (3) NORTH 00°42'24" EAST 100.00 FEET; (4) NORTH 89°47'54" WEST 50.00 FEET; (5) NORTH 00°42'24" EAST 300.00 FEET; (6) NORTH 68°19'23" EAST 44.00 FEET TO SOUTHEASTERLY TO THE LEFT ALONG THE ARC OF A 540.00 FOOT RADIUS CURVE, A DISTANCE OF 314.30 FEET, CHORD BEARS SOUTH 38°21'05" EAST 309.88 FEET, HAVING A CENTRAL ANGLE OF 33°20'54"; (8) SOUTH 55°01'32" EAST 33.79 FEET; AND (9) SOUTHEASTERLY TO THE RIGHT ALONG THE ARC OF A 347.55 FOOT RADIUS CURVE, A DISTANCE OF 347.55 FEET, CHORD BEARS SOUTH 66°26'29" WEST 347.55 FEET, HAVING A CENTRAL ANGLE OF 14°45'39" TO THE POINT OF BEGINNING, CONTAINING 74,552 SQUARE FEET OR 1.71 ACRES.

DEVELOPMENT SUMMARY

LOCATION:
 CITY OF PLEASANT VIEW, WEBER COUNTY

ZONING:
 MANUFACTURING/COMM MIX ZONE (MCM)

INTENDED USE:
 WAREHOUSING

PROPERTY SIZE:
 74,552 SF / 1.71 ACRES

BUILDING FOOTPRINT: 21,800 SF (29%)

HARD SURFACE AREA: 43,464 SF (58%)

LANDSCAPE AREA: 9,288 SF (13%)

PARKING:
 1,694 CE FLOOR EVERY 4,000 SF OF GROSS FLOOR AREA FOR THE FIRST 20,000 SF
 21,800 SF / 1,000 SF = 21.8 STALLS
 22 STALLS REQUIRED
 47 STALLS PROVIDED
 (INCLUDING 2 ADA)

NOTICE TO CONTRACTORS

THE EXISTENCE AND PLACEMENT OF ANY SUBSURFACE UTILITIES OR STRUCTURES REPRESENTED IN THESE PLANS HAVE BEEN SOURCED FROM THE RECORD DRAWINGS AND FIELD SURVEY. CONTRACTORS SHOULD POSITIONS INDICATED ON THESE PLANS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS. SHOULD ANY CONFLICTS OR INCONSISTENCIES OCCUR, PROMPTLY REACH OUT TO HUNT DAY ENGINEERING FOR CLARIFICATION. CONTRACTORS ARE ADVISED THAT THE CONTRACTORS ARE REQUIRED TO CONDUCT THE NECESSARY UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO SAFEGUARD ALL UTILITIES, WHETHER OR NOT THEY ARE DEPICTED ON THESE PLANS.

DEVELOPER TEAM

DEVELOPER:
 PARKLAND BUSINESS CENTER LLC
 1128 N 2000 W
 PARK WEST, UT, 84004
 (801) 784-8629

SURVEYOR:
 HANSEN & ASSOCIATES, INC
 ATTN: MATT FRETZ, PLS
 538 NORTH MAIN STREET
 SHELBYVILLE, MO 64530
 (417) 723-3491

CIVIL ENGINEER (PROJECT CONTRACT):
 HUNT DAY
 ATTN: THOMAS HUNT, PE
 3445 ANTELOPE DRIVE
 SYRACUSE, UT 84075
 (801) 664-4724

LANDSCAPE ARCHITECT:
 ATTN: THOMAS HUNT, PE
 3445 ANTELOPE DRIVE
 SYRACUSE, UT 84075
 (801) 664-4724

AGENCY / UTILITY CONTACTS

BUILDING DEPARTMENT:
 PLEASANT VIEW CITY PLANNING, ZONING & BUILDING
 520 W ELBERTA DRIVE
 PLEASANT VIEW, UT 84114
 (801) 784-8629

FIRE DEPARTMENT:
 PLEASANT VIEW FIRE DISTRICT
 300 W ELBERTA DRIVE
 PLEASANT VIEW, UT 84114
 (385) 234-7479

PLANNING & ZONING:
 PLEASANT VIEW CITY PLANNING, ZONING & BUILDING
 520 W ELBERTA DRIVE
 PLEASANT VIEW, UT 84114
 (801) 784-8629

PUBLIC WORKS:
 PLEASANT VIEW PUBLIC WORKS
 520 W ELBERTA DRIVE
 PLEASANT VIEW, UT 84114
 (385) 759-0051

WATER PROVIDER:
 CENTRAL WATER
 2618 W PIONEER ROAD
 OGDEN, UT 84404
 (801) 731-5011

WASTEWATER PROVIDER:
 CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
 2618 W PIONEER ROAD
 OGDEN, UT 84404
 (801) 731-5011

NATURAL GAS PROVIDER:
 ENBRIDGE GAS
 (800) 323-5517

POWER PROVIDER:
 ROCKY MOUNTAIN POWER
 (888) 721-7070

COVER SHEET

SHEET NO. C0.00



REV.	DATE	DESCRIPTION



VERIFY SCALES
 SHALL BE ONE (1) ON ORIGINAL DRAWING
 & SHALL BE TWO (2) ON PRINT
 IF NOT BOTH ON ORIGINAL DRAWING & PRINT

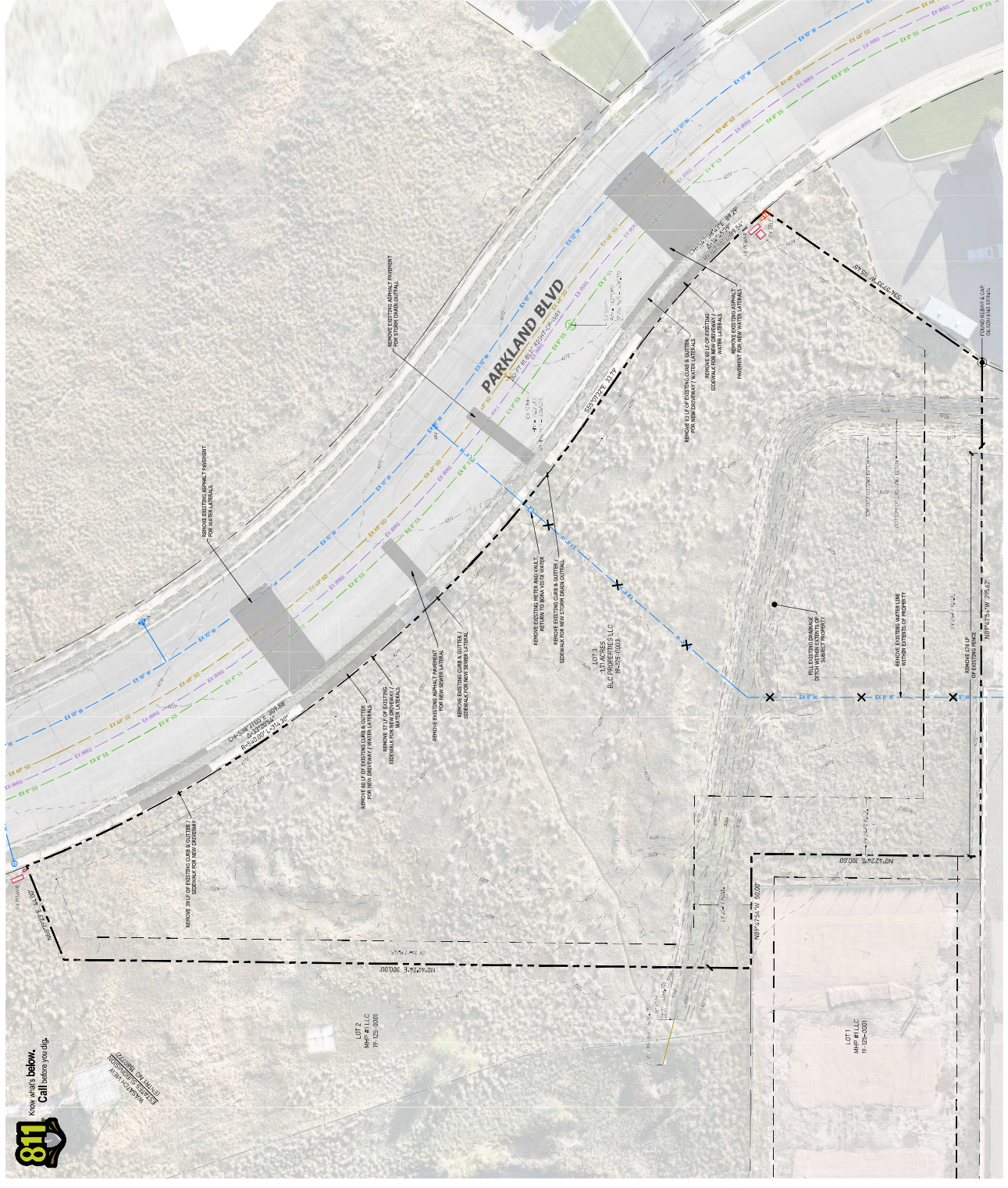
PROJECT INFO:
 PROJECT NO.: 2747
 DRAWN BY: T. PROUDMORE
 DATE: 11/11/2025
 PLOT NO.: 125-04

SITE DEMOLITION PLAN

LEGEND
 X = EXISTING MATERIAL TO BE DEMOLISHED, LEGALLY DEPOSED OF DEMOLITION WASTE.
 [] = AREA OF DEMOLITION, LEGALLY DEPOSED OF DEMOLITION WASTE.

NOTICE TO CONTRACTORS
 THE EXISTENCE AND PLACEMENT OF ANY SUBURBANE UTILITIES OR STRUCTURES REPRESENTED ON THIS PLAN ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES, WHETHER OR NOT THEY ARE SHOWN ON THIS PLAN.

SHEET NO. **C0.20**



BENCHMARK / BASIS OF BEARING
 FIND BEARS WITH CAP "M"
 BEARS SOUTH OF BEARS ARE FOR INFORMATION ONLY
 BEARS NORTH OF BEARS ARE FOR BEARING

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY FALLS WITHIN THE FLOOD ZONE "X" THE FEMA FLOOD INSURANCE PROGRAM (FIP) PROVIDES COVERAGE FOR DAMAGE TO THE STRUCTURE AND CONTENTS OF THE AREA USUALLY PROVIDED ON PLANS AS ABOVE. THE 300 YEAR FLOOD EVENT FOR A 300 YEAR FLOOD, WHICH IS THE DESIGN FLOOD AND PROTECTED BY ELEVATION FROM THE FLOOD FLOOD.

LEGEND
 X = EXISTING MATERIAL TO BE DEMOLISHED, LEGALLY DEPOSED OF DEMOLITION WASTE.
 [] = AREA OF DEMOLITION, LEGALLY DEPOSED OF DEMOLITION WASTE.

NOTICE TO CONTRACTORS
 THE EXISTENCE AND PLACEMENT OF ANY SUBURBANE UTILITIES OR STRUCTURES REPRESENTED ON THIS PLAN ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES, WHETHER OR NOT THEY ARE SHOWN ON THIS PLAN.



PLANNING COUNCIL
 2025-2026
 17-125-3001

LOT 2
 M.P. PROPERTIES LLC
 17-125-3001

LOT 1
 M.P. PROPERTIES LLC
 17-125-3001

REV.	DATE	DESCRIPTION



VERIFY SCALES
 60% IS ONE INCH ON ORIGINAL DRAWING
 1" = 10' IS ONE INCH ON THIS PRINT
 1" = 20' IS ONE INCH ON THIS PRINT

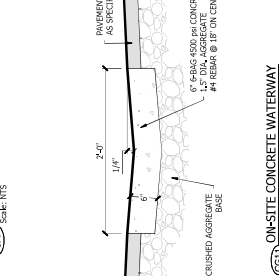
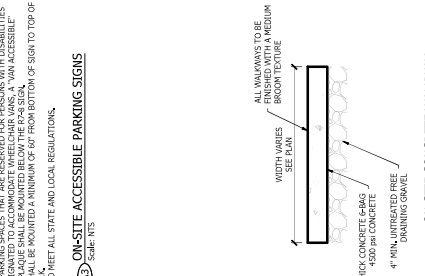
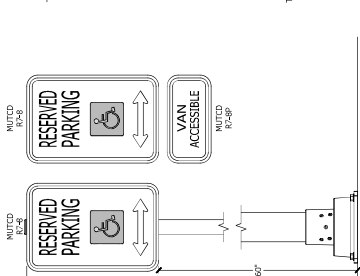
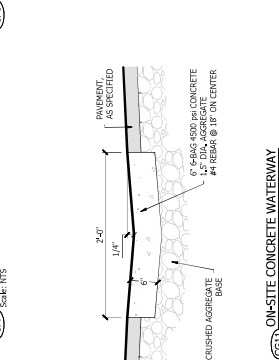
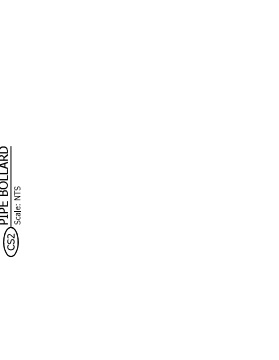
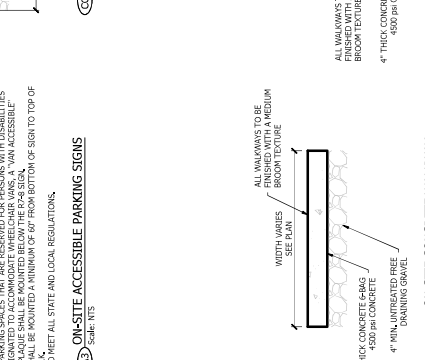
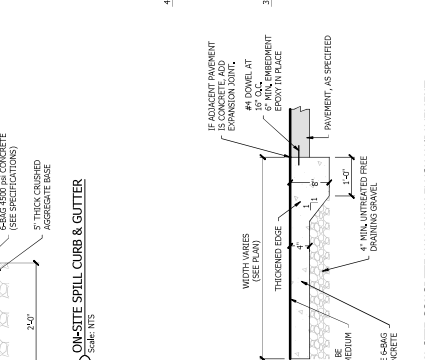
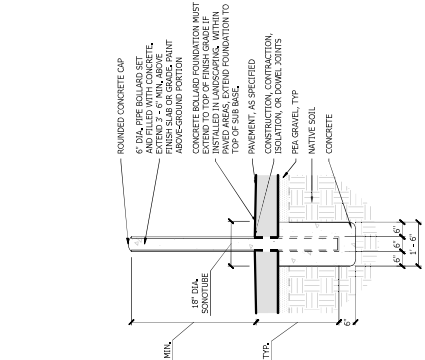
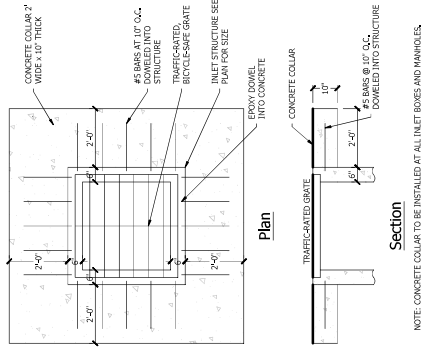
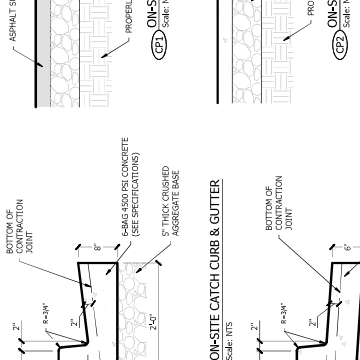
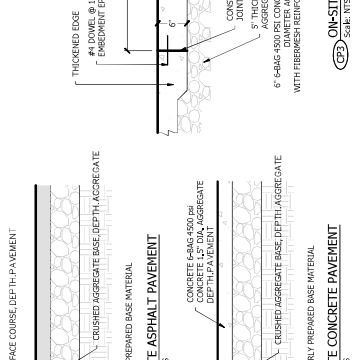
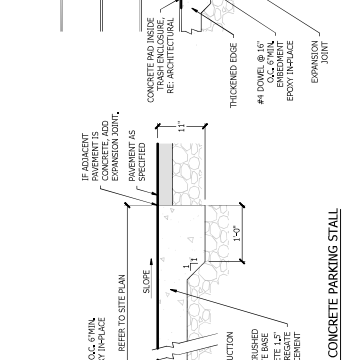
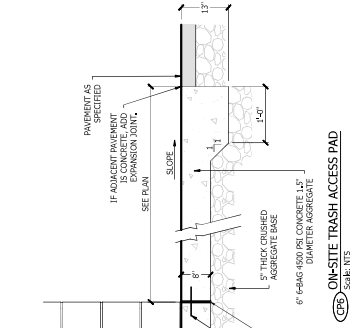
PROJECT INFO:
 Engineer: T. HUNT
 Drawn: T. PRODUKSE
 Date: 11/11/2025
 Proj. No.: 125-04

SHEET TITLE

SITE CIVIL
DETAILS

SHEET NO. **C1.90**

(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, GEOTECHNICAL REPORT TO GOVERN & CONTROL)



NOTES:
 1) ALL WALKWAYS MUST BE FINISHED WITH A MEDIUM BROOM TEXTURE.
 2) ALL WALKWAYS TO BE FINISHED WITH A MEDIUM BROOM TEXTURE.
 3) ALL WALKWAYS TO BE FINISHED WITH A MEDIUM BROOM TEXTURE.
 4) ALL WALKWAYS TO BE FINISHED WITH A MEDIUM BROOM TEXTURE.
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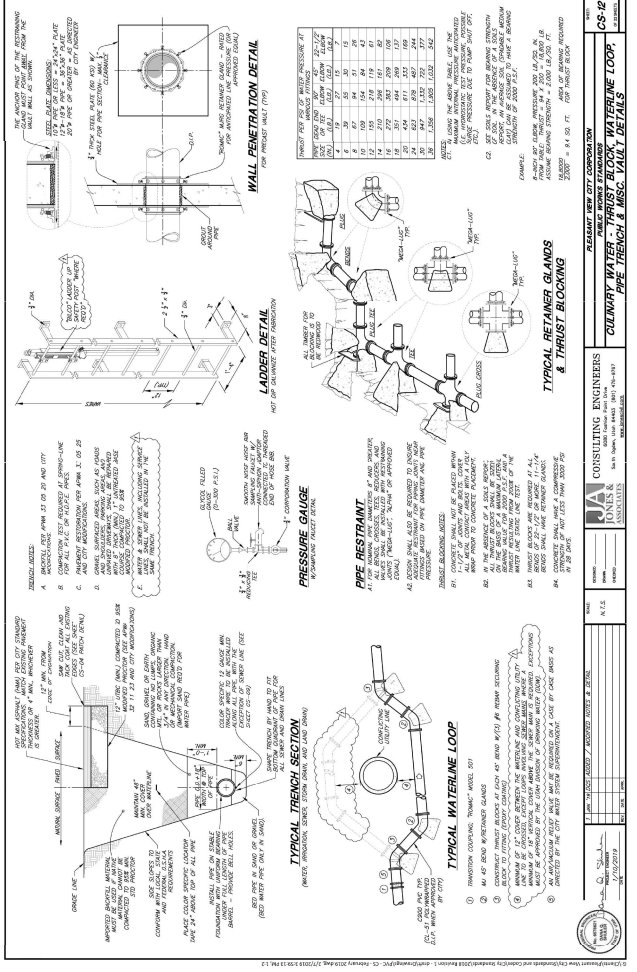
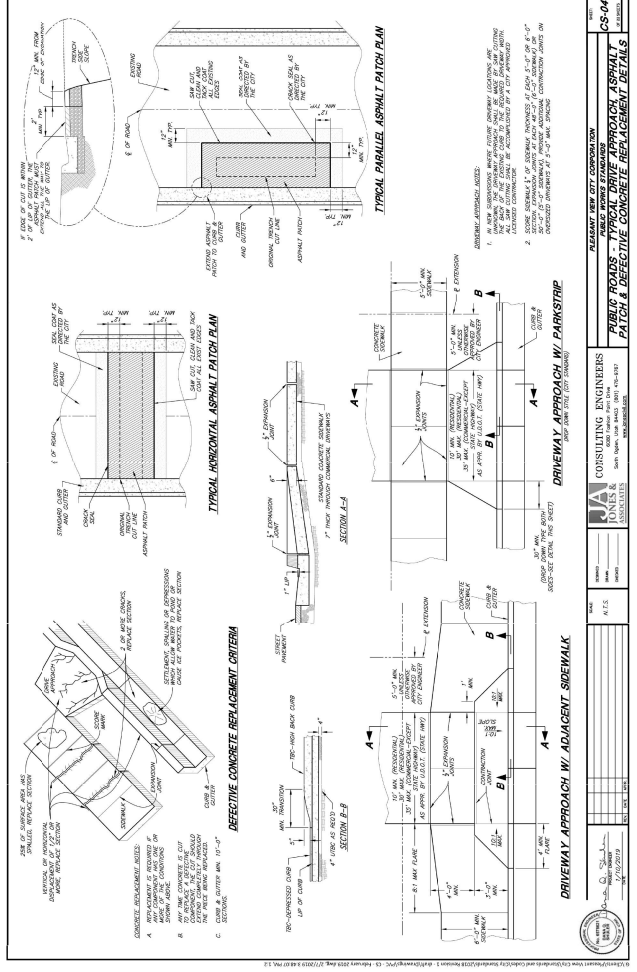
REV.	DATE	DESCRIPTION



VERIFY SCALES
BARS: ONE EACH ON ORIGINAL DRAWING & REVISIONS
IF NOT FULLY DEVELOPED, SHEET WIDTH SHALL BE 20.00 FEET
PROJECT NO.: 128-04
DRAWN BY: T. PRIDDY
DATE: 11/11/2005
SHEET TITLE: SITE CIVIL DETAILS

SITE CIVIL DETAILS

SHEET NO. **C1.91**



CONSULTING ENGINEERS
T. PRIDDY
128-04
11/11/2005
WWW.HUNTDAY.COM

PROJECT: NEW CITY CORPORATION
FIELD: PUBLIC WORKS
CONTRACT NO. 128-04
CONTRACT DESCRIPTION: PARKLAND BUSINESS CENTER

PROJECT NO. 128-04
CONTRACT NO. 128-04
CONTRACT DESCRIPTION: PARKLAND BUSINESS CENTER

DRIVEWAY APPROACH W/ ADJACENT SIDEWALK
DRIVEWAY APPROACH W/ PARKSTRIP
PIPE TRENCH & MISC. VAULT DETAILS
COUNTRY WATER - THRUST BLOCK, WATERLINE LOOP
PIPE TRENCH & MISC. VAULT DETAILS

SCALE: 1" = 4'-0"

REV.	DATE	DESCRIPTION

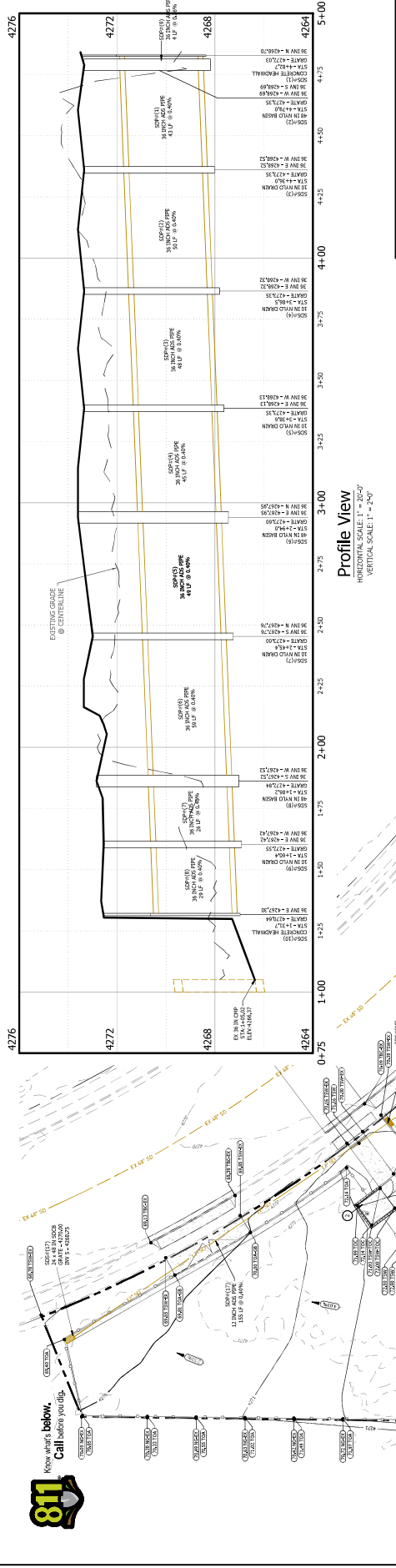


VERIFY SCALES
 BAS IS ONE (1) ON ORIGINAL DRAWING
 8" = 1' ON THIS SHEET
 1" = 10' ON THIS SHEET

PROJECT INFO:
 PROJECT: T. PROSPECT
 DRAWN: T. PROSPECT
 DATE: 11/11/2025
 PLOT NO.: 125-04

SHEET TITLE
SITE GRADING & DRAINAGE PLAN

SHEET NO.: C2.00



GENERAL NOTES

- REFERENCE SHEET C2.01 FOR ADDITIONAL REQUIRED STORM DRAINAGE CALCULATIONS.
- CONCRETE RETAINMENT WALLS SHALL BE CONSTRUCTED AT 1:1 SLOPE.
- ROOF DRAINAGE TO BE PROVIDED TO THE PROPOSED STORM DRAIN SYSTEM.
- CONCRETE RETAINMENT WALLS SHALL BE CONSTRUCTED AT 1:1 SLOPE.
- CONCRETE RETAINMENT WALLS SHALL BE CONSTRUCTED AT 1:1 SLOPE.

KEY NOTES

- ENGINEERING CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURES AT 1:1 SCALE.
- ENGINEERING CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURES AT 1:1 SCALE.
- ENGINEERING CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURES AT 1:1 SCALE.
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- ENGINEERING CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURES AT 1:1 SCALE.

BASIN STORAGE TABLE

NO.	AREA (SQ. FT.)	AVERAGE DEPTH (FT.)	VOLUME (CU. YD.)	CONCRETE	CONCRETE
1	1000	1.00	1000	1000	1000
2	1000	1.00	1000	1000	1000
3	1000	1.00	1000	1000	1000
4	1000	1.00	1000	1000	1000
5	1000	1.00	1000	1000	1000
6	1000	1.00	1000	1000	1000
7	1000	1.00	1000	1000	1000
8	1000	1.00	1000	1000	1000
9	1000	1.00	1000	1000	1000
10	1000	1.00	1000	1000	1000

CUT / FILL ANALYSIS

TOTAL AREA = 23,000 SQ. FT. (1.00 AC.)
 TOTAL CUT = 10,000 CU. YD. (1.00 AC.)
 TOTAL FILL = 13,000 CU. YD. (1.00 AC.)

DEVELOPMENT SUMMARY

MANUFACTURING (INDUSTRIAL ZONE 100)
 BUILDING FOOTPRINT: 21,000 SQ. FT.
 DRIVEWAY: 1,000 SQ. FT.
 LANDSCAPE AREA: 1,000 SQ. FT.

BENCHMARK / BASIS OF BEARING

THE BASIS OF BEARING IS THE SOUTH LINE OF THE
 PARKLAND BOULEVARD (SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN).

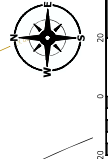
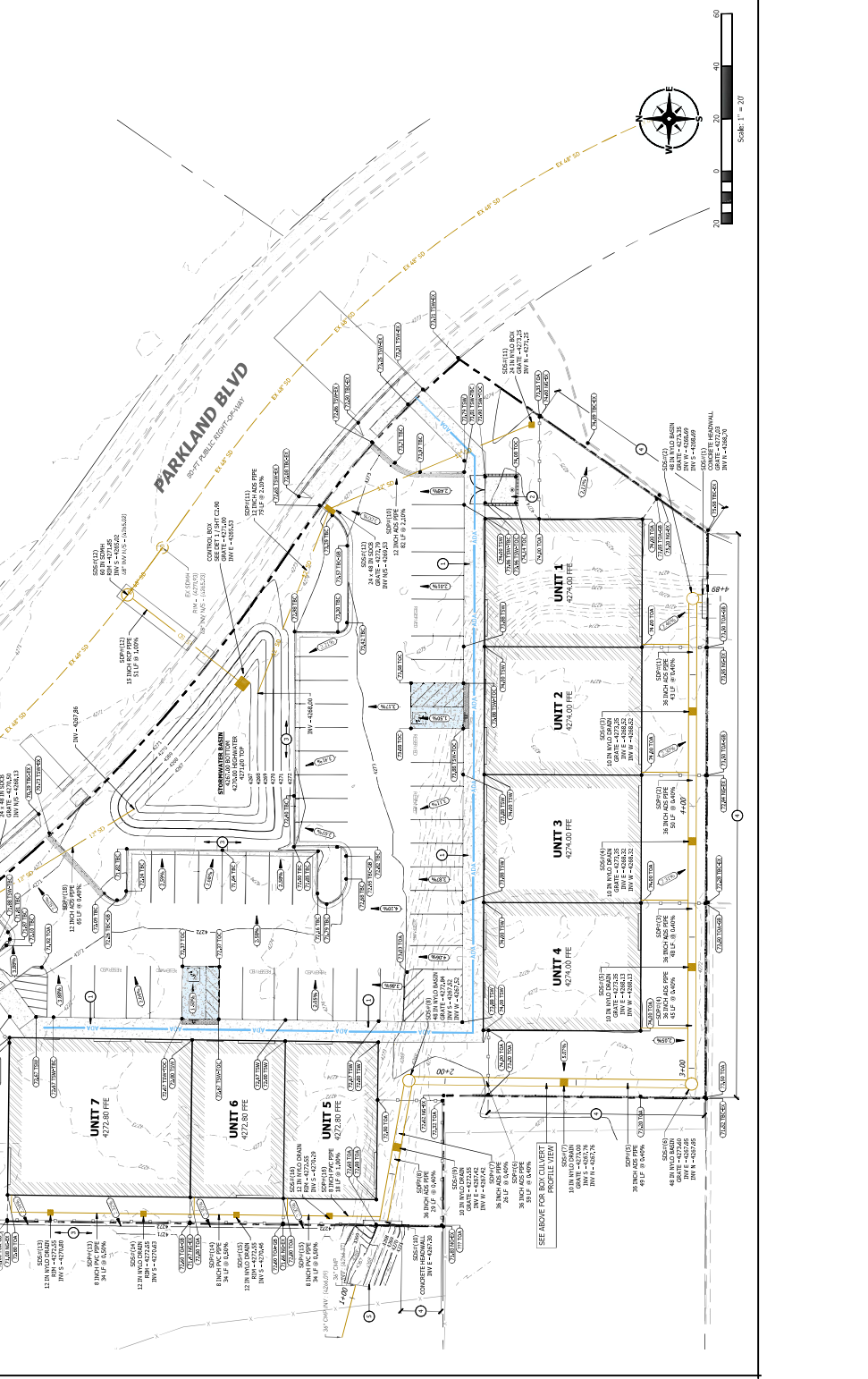
FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY FALLS WITHIN THE FLOOD ZONE "X" OF THE FLOOD RISK ASSESSMENT. THE FLOOD RISK ASSESSMENT IS BASED ON A 100-YEAR FLOOD AND IS SUBJECT TO CHANGE. THE FLOOD RISK ASSESSMENT IS BASED ON A 100-YEAR FLOOD AND IS SUBJECT TO CHANGE.



NOTICE TO CONTRACTORS

THE EXISTENCE AND PLACEMENT OF ANY UTILITIES OR STRUCTURES REPRESENTED IN THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION.



PROJECT TITLE

REV. DATE DESCRIPTION

REVISIONS

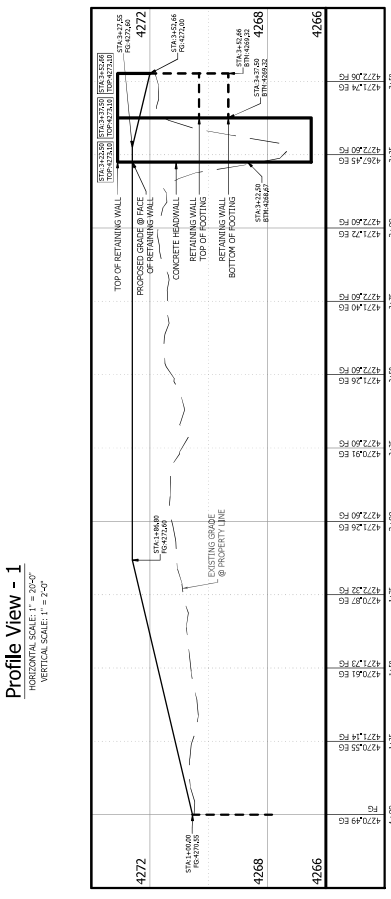
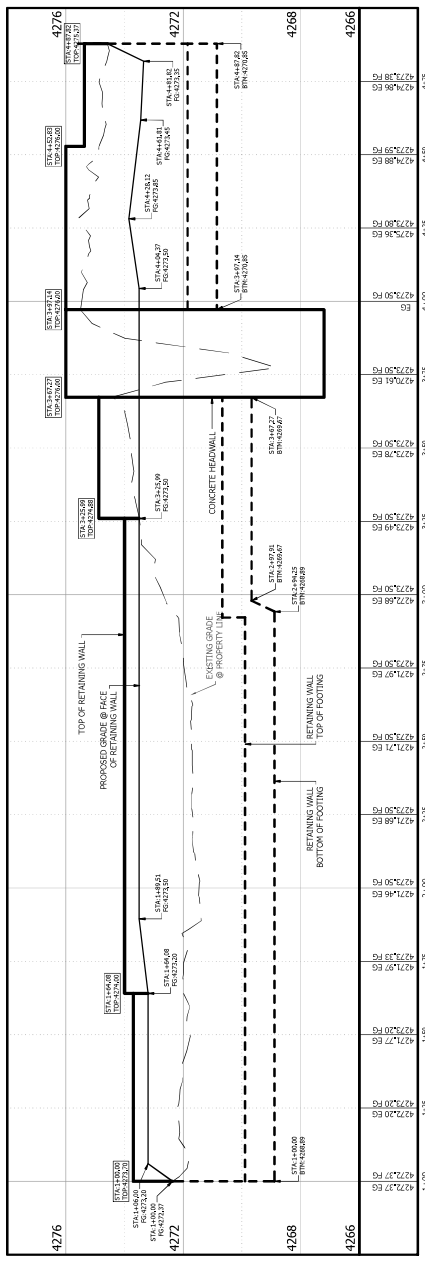


VERIFY SCALES
 BAR IS ONE FOOT ON ORIGINAL DRAWING
 & DIMENSIONS ARE IN FEET AND INCHES
 IF NOT CLEARLY INDICATED OTHERWISE

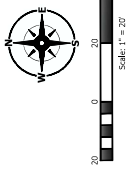
PROJECT INFO:
 Engineer: T. HUNT
 Drawn: T. PROUDMORE
 Date: 11/11/2025
 Proj. No.: 125-04

SHEET TITLE

RETAINING WALL - PLAN & PROFILE

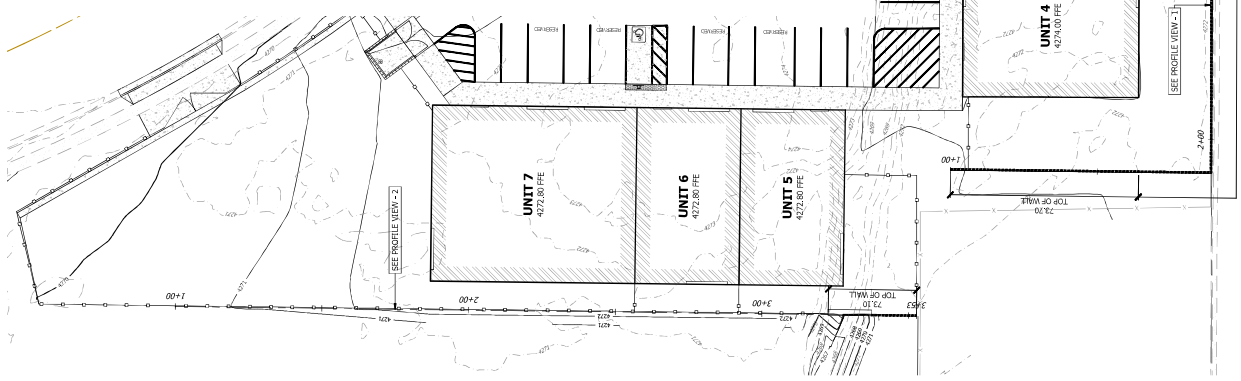


Profile View - 2
 HORIZONTAL SCALE: 1" = 20'-0"
 VERTICAL SCALE: 1" = 2'-0"



NOTICE TO CONTRACTORS

THE EXISTENCE AND PLACEMENT OF ANY UNDERGROUND UTILITIES OR STRUCTURES REPRESENTED ON THIS DRAWING ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES, STRUCTURES AND NOT THE YARD SURROUNDING THE WORK.



Retaining Wall - Plan

PROJECT TITLE

REV.	DATE	DESCRIPTION



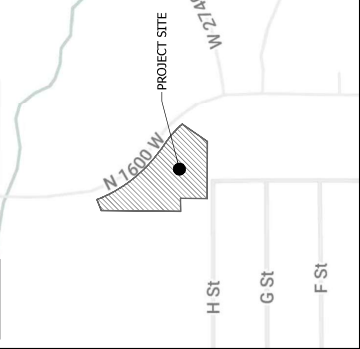
VERIFY SCALES
 BARS IS ONE INCH ON ORIGINAL DRAWING
 IS EQUAL TO ONE FOOT ON THIS DRAWING
 IF NOT INDICATED OTHERWISE

PROJECT INFO
 Designer: T. HUNT
 Drawn: T. PROCHNOWE
 Date: 11/11/2025
 Plot No.: 125-05-04
 SHEET TITLE

EROSION CONTROL PLAN

SHEET NO. **C5.00**

Vicinity Map

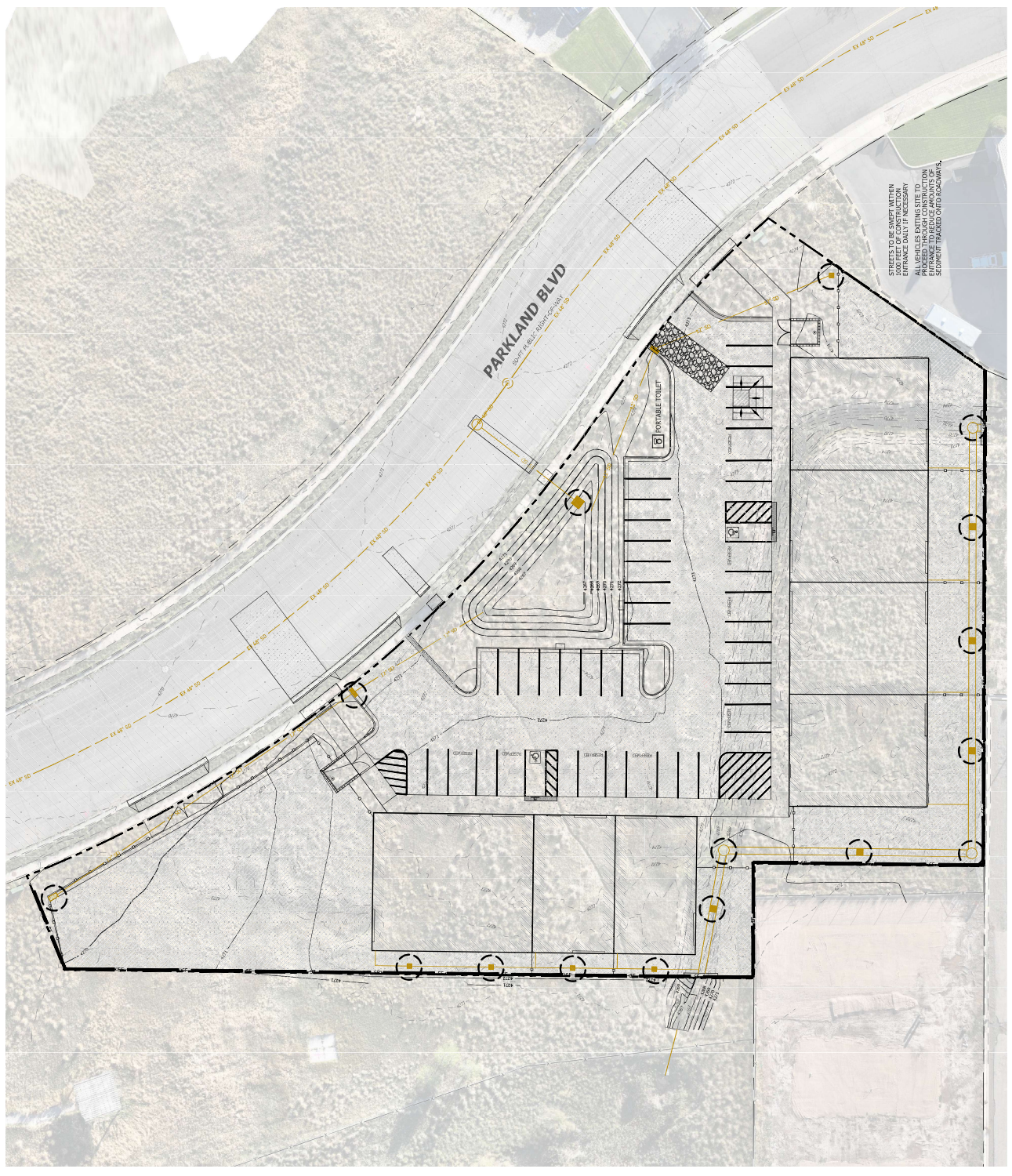


SWPPP Data

RECEIVING WATERS: GREAT SALT LAKE
 AREA AFFECTED:
 1. TOTAL PROJECT AREA IS 1.71 ACRES. AN ESTIMATED 1.2 ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONSTRUCTION STORAGE ACTIVITIES.
 2. THE CURRENT SITE IS GRADED TO A CATCH BASIN, WHICH IS THEN TIED OFF TO THE SALT LAKE.
 3. THE ENTIRE SITE IS APPROXIMATELY 1% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 65% IMPERVIOUS.
 CONSTRUCTION ACTIVITIES:
 1. THE PROJECT OWNER'S CONVEY OF A 1.71 ACRES COMMERCIAL LOT, VERTICAL CONSTRUCTION OF THE BUILDING, LANDSCAPING AND RELATED PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
 2. INSTALL BMPs ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
 3. CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITIES, INFRASTRUCTURE, CONSTRUCTION OF THE INFRASTRUCTURE, BUILDING CONSTRUCTION, LANDSCAPING AND RELATED ACTIVITIES. ALL ACTIVITIES WILL BE COMPLETED PRIOR TO THE BEGINNING OF CONSTRUCTION.
 4. SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST OBTAIN AN "NOT PERMIT" - COMPLETION OF CONSTRUCTION AND PANDA TO OBTAIN A "PERMIT".
 5. CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED CURBS, UPON PERMIT COMPLETION AND OBTAINING "NOT PERMIT", REMOVE ALL MATERIALS FROM THE SITE AND MAINTAIN THE EXISTING DRAINAGE SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.
 GENERAL STORM WATER POLLUTION CONTROL NOTES:
 1. FOR ALL ACTIVITIES, IMPLEMENT THE SWPPP DETAILED BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS.
 2. THE BMPs AND SITES WILL BE INSPECTED AND MAINTAINED AT LEAST WEEKLY. ANY ADDITIONAL BMPs THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO THE SWPPP SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE.
 3. SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY:
 - ANTELOPE DRIVE
 - SYRACUSE, UT 84025
 - PH: (801) 664-4724
 ALL INFORMATION ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DERIVED WAS NOT PROVIDED AS PART OF THIS PROJECT.

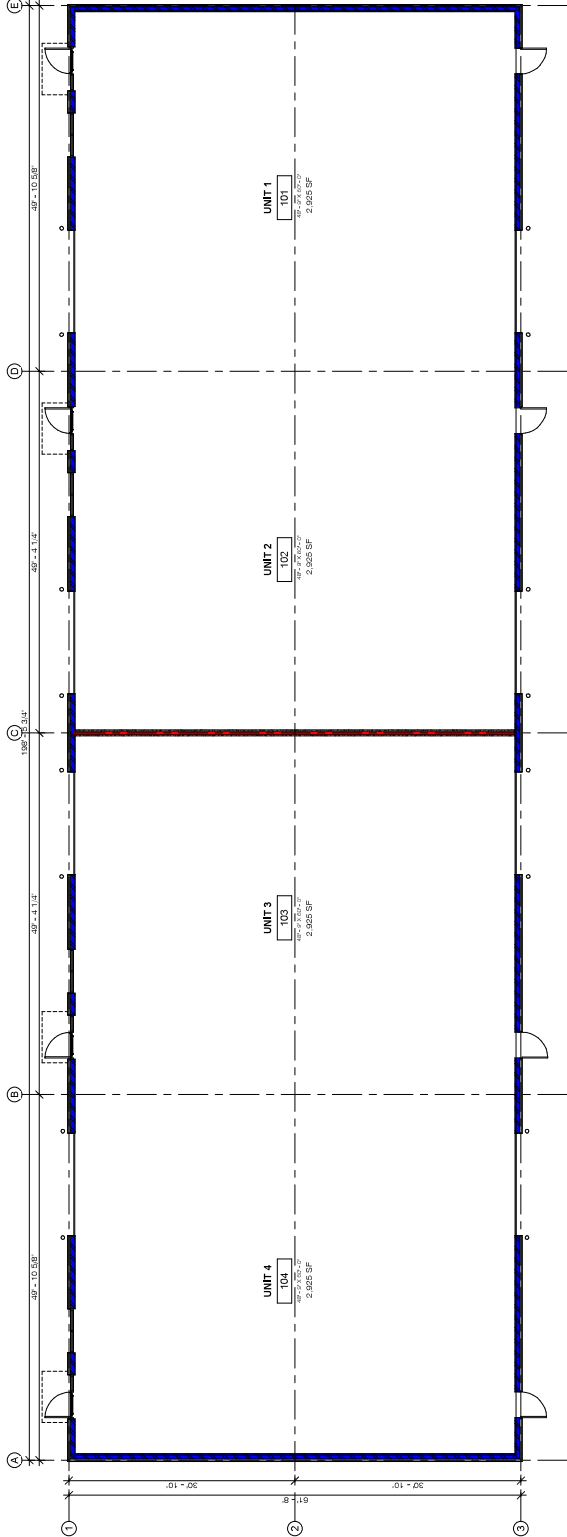
- Legend**
- INLET PROTECTION
 - SILT FENCE
 - 5' x 2' CONSTRUCTION ENTRANCE WITH # CLEAN GRAVEL
 - CONCRETE WASH AREA, OR AS SELECTED BY CONTRACTOR

Developer Contact:
 TRILAND DEVELOPMENT
 2777 N HWY 89 SUITE 200
 PLEASANT VIEW, UT 84061
 (801) 644-7701



STREETS TO BE SWEEP WITHIN 100 FEET OF CURB AND SIDEWALKS. ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE ONLY IF NECESSARY. SEWER TRACED ONTO ROADWAY.

NOTE: THIS DRAWING IS INTENDED FOR CONTRACTOR USE ONLY. FOR CONTRACTOR APPROVAL OF ANY CHANGES TO THE DRAWING, CONSULT THE ARCHITECT. DIMENSIONS COULD VARY.



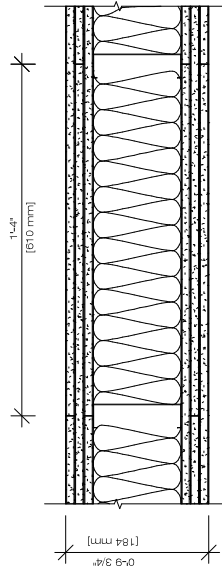
WALL TYPES

- NEW 4'-0" HT CMU WALL WITH 2" RIGID INSULATION ON INTERIOR SIDE AND 2" RIGID INSULATION ON EXTERIOR SIDE. ADD 6" INSULATED METAL PANEL SYSTEM ON EXTERIOR SIDE.
- NEW 6" METAL STUD 3-HOUR FIRE RATED WALL. SEE FIRE RATED WALL ASSEMBLY, 0414.

GENERAL CONTRACTOR SHALL CHECK ALL NEW WALLS FOR ARCHITECTS APPROVAL PRIOR TO ANY NEW MEETS. MEETS REQUIREMENTS.

3 HOUR FIRE RATED WALL ASSEMBLY

UL DESIGN NO. U419 FIRE RATING: 3 HOUR
 SYSTEM THICKNESS: 9-3/4"



ASSEMBLY OPTIONS:

- GYPSUM BOARD: (3) LAYERS 5/8" THICK GYPSUM BOARD (UL TYPE ULLX*)
- STEEL STUDS: 6" structural stud with S152 (1-5/8") flange - 43mils (18ga) @ 16"
- INSULATION: 3-1/2" THICK GLASS FIBER BATT INSULATION
- GYPSUM BOARD: (3) LAYERS 5/8" THICK GYPSUM BOARD (UL TYPE ULLX*)

PLEASANT VIEW FLEX
 BUILDING 1
 2747 PARKLAND BLVD
 PLEASANT VIEW, UT





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 Suite 600
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 (801) 595-4752
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NOTE: THIS DRAWING IS PREPARED FOR CONSTRUCTION AND APPROVAL OF PERMITS. IT IS NOT TO BE USED FOR CONSTRUCTION OF THE ACTUAL SITE DIMENSIONS COULD VARY.

PLEASANT VIEW FLEX
 BUILDING 2
 2747 PARKLAND BLVD
 PLEASANT VIEW, UT

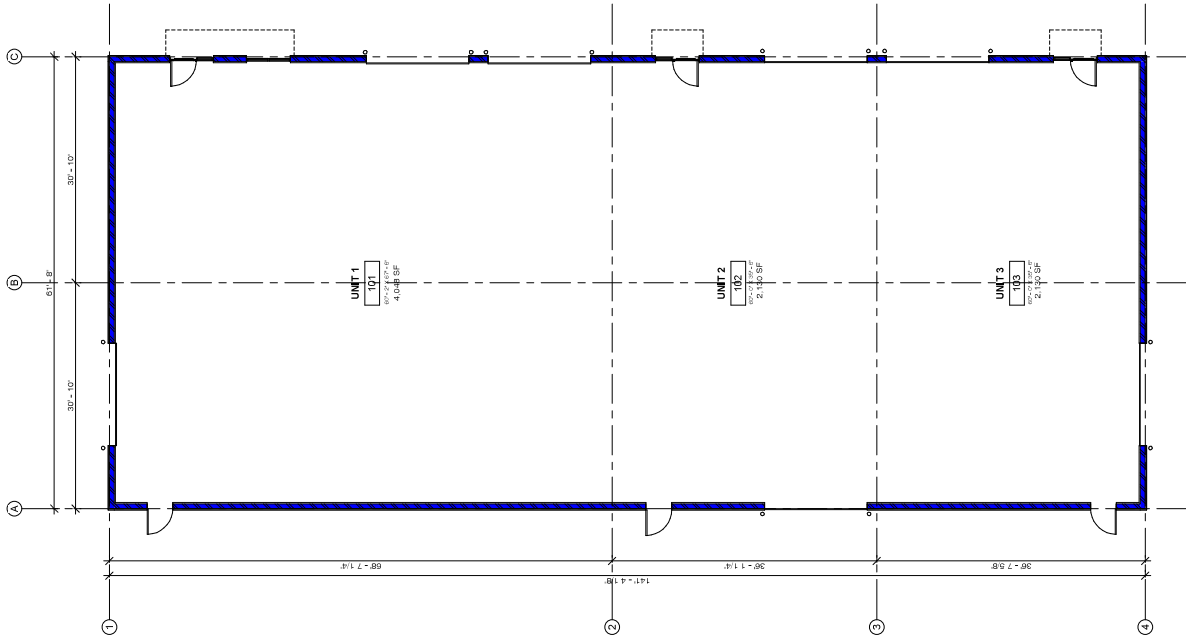


MAIN LEVEL
 FLOOR PLAN

0 4 8 16
 SCALE: 1/8" = 1'-0"
 MARCH 2, 2025
 251105701



A1.1



WALL TYPES



NEW 4'-0" HT CMU WALL WITH 2" RIGID INSULATION ON INTERIOR SIDE WITH 1/2" GYPSUM BOARD PANELS ON EXTERIOR SIDE. JOINTS WITH INSULATED METAL PANELS ON EXTERIOR SIDE.

GENERAL CONTRACTOR SHALL CHALK-PAINT ALL NEW WALLS FOR ARCHITECTS APPROVAL PRIOR TO ANY NEW MEETS TENANT REQUIREMENTS.

NOTE: THIS DRAWING IS PROVIDED FOR CONCEPTUAL APPROVAL OF THE DESIGN. THE FINAL DESIGN SHALL BE BASED ON THE ACTUAL SITE CONDITIONS WHICH COULD VARY.



WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

FINISH SCHEDULE

MATERIAL	MANUFACTURER	COLOR
INSULATED METAL PANEL - HORIZONTAL	TBD	CHARCOAL
INSULATED METAL PANEL - VERTICAL	TBD	LIGHT GRAY
CNU	TBD	CHARCOAL
METAL CAP	DREXEL METALS	ONYX
CANOPY SUPPORT STEEL (PAINTED)	SHERWIN WILLIAMS	BOLLARO SW7600
ALUMINUM STOREFRONT	KAWNEER	BLACK
EXTERIOR GLASS	GUARDIAN GLASS	CRYSTAL GRAY

NOTE:
 PROVIDE ADDRESS SIGNAGE TO MEETS 2021
 IBC 1101.2.1.1. THE SIGNAGE SHALL BE 5'
 WIDE AND SHALL BE ARABIC NUMBERS OR
 ALPHABETIC LETTERS AND SHALL BE
 CONTRASTING COLOR OF THE BACKGROUND.

PLEASANT VIEW FLEX
 BUILDING 2
 2747 PARKLAND BLVD
 PLEASANT VIEW, UT



EXTERIOR ELEVATIONS
 SCALE: 1/8" = 1'-0"
 MARCH 2, 2025
 201106701

A3.1