



## **Pleasant View Planning Commission**

### **Meeting Agenda**

Thursday, April 16, 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 Jeff Bolingbroke*)
- b. Declaration of Conflicts of Interest.

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

- a. Review and consideration of the Planning Commission meeting minutes prepared for November 6, 2025, and March 26, 2026.

6:10 P.M. 3. **Developer Discussion**

- a. Discussion of the West Village Development (*Presenters: Cecil Satterthwaite and Brett Satterthwaite*)

6:25 P.M. 4. **Administrative Items**

- a. Site Plan: Consideration of a Site Plan for a commercial flex use development located at 2747 N Parkland Blvd. – (Presenter: Tammy Eveson)

7:00 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, April 16, 2026, at 6:00 PM.***

*Notice posted on April 6, 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  
November 6<sup>th</sup>, 2025 at 6:00 P.M.  
[Planning Commission \(youtube.com\)](https://www.youtube.com/watch?v=...)**

**MEMBERS PRESENT**

Andy Nef  
Dean Stokes  
John Morris  
Manya Speelman  
David Gossner

**Excused**

Julie Farr  
Chad Kotter  
Jeff Bolingbroke

**STAFF PRESENT**

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

**VISITORS**

Craig Erickson  
Geneva Blanchard  
Jim Flint  
Carson Jones  
Brent Bailey  
Shawn Hart

**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 Sean Wilkinson)
- b. **Declaration of Conflicts of Interest.** *Commissioner Bolingbroke declared a conflict of interest for Item 2C on the Agenda.*

**2) ADMINISTRATIVE ITEMS**

**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 1<sup>st</sup> Amendment subdivision. – Public Hearing (Presenter: Tammy Eveson)**

**PETITIONER COMMENTS – Carson Jones**

- It was explained that under the current plan, the petitioner is requesting a 30-foot easement in that area. However, the suggested plan includes an easement ranging from 40 to 45 feet.
- The petitioner’s goal is to reduce the easement width, particularly since a pipe that previously ran through that area has already been removed and no longer exists.
- It was also noted that the petitioner has reviewed the layout provided by the city but does not agree with it and is seeking further adjustments.
- Concern was raised that if the easement remains at 45 feet, the petitioner would not be able to use any of the additional ground.
- It was further discussed that a 45-foot easement may not be necessary, as many residents have easements around their homes that restrict certain types of construction, such as retaining walls.

- However, it was pointed out that, in practice, approximately 90% of hillside residents in Pleasant View have constructed retaining walls on top of easements. This discrepancy contributed to the issue, as the petitioner had designed a retaining wall extending roughly 20 feet back, which the city ultimately did not approve due to its placement on an easement.

A question was directed to Carson regarding whether Dana has been contacted about Tiner's request to make the proposed change. Carson responded that there has been no contact.

It was then stated that this situation is entirely new to the city. The chair was addressed and acknowledged.

Carson explained that, from his perspective, the matter appears to be a relatively quick discussion between the parties and the engineer, and that it could be resolved in a timely manner.

However, concern was expressed that the specifics of the new proposed change are still unclear. It was stated that without reviewing the details, there is uncertainty about approving the change, which is the primary issue at hand. Carson agreed with this concern.

It was then suggested that the item be tabled until the next planning commission meeting, and there was agreement to proceed with that course of action.

**MOTION**

A motion to **Table** was made by Commissioner Bolingbroke  
The motion was **Seconded** by Commissioner Speelman  
Vote: Unanimous

**Conditions: pending updated maps and coordination between the petitioner and the engineer.**

**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)**

This application was presented to staff as a request for a subdivision plat amendment. The petitioner is seeking to adjust the boundary lines on his property. He owns two adjacent lots, and his request is to shift the property line between them in order to provide greater access to the lot where his house is located, particularly for driveway access and related uses. It was noted that an easement exists between the two parcels. Specifically, there is an easement located along the original boundary line that would need to be vacated. This requirement has been identified in the engineer's notes, which have been provided to the petitioner.

The Public Works Director has reviewed the location of utilities intended to serve Lot 75 and determined that they are positioned in a way that would still allow for use if the lot were to be developed in the future. Therefore, utility placement was not identified as an issue. It was further noted that redline changes have been made to the plat by engineering and public works. These items will need to be addressed before the final plat can be recorded and approved.

A question was raised regarding the easement: since the plan involves vacating a portion, it was asked whether the easement could simply be shifted along the new boundary line. Additionally, clarification was requested on whether utility company signatures would still be required to vacate the easement.

In response, it was stated that the easement vacation process was not included in the current application. Instead, it would need to be completed separately through a different application at a later time. Therefore, the easement will remain in place for now.

*PETITIONER COMMENTS – Shawn Hart*

The petitioner stated that he was under the impression that if the lot line were adjusted as discussed, the public utility easement (PUE) would move with the property line. He noted that he had recently spoken with Dana, who indicated that this could occur, but would require approval through the city.

The petitioner indicated that he could have the plans redrawn to reflect the easement adjustment, or that it could be incorporated into the final plat. He also stated that he is not significantly concerned about the PUE, as he was informed that he could pursue a separate process to vacate the easement with approval and signatures from the utility companies. He clarified that he does not intend to construct any structures that would obstruct the easement. His primary goal is to improve driveway access. He explained that his current driveway is steep, and without use of the adjacent property, he is unable to accommodate trailers.

*Motion to OPEN public hearing by Commissioner Wilkinson  
SECOND by Commissioner Morris*

NO COMMENTS

*Motion to CLOSE public hearing by Commissioner Bolingbroke  
SECONDED by Commissioner Speelman*

**MOTION**

A motion for **Approval** was made by Commissioner Bolingbroke  
The motion was **Seconded** by Commissioner Wilkinson  
Vote: Unanimous

*Conditions: Review redlines as outlined by staff and City Engineer*

**c. Site Plan: Consideration of a site plan for the development of a business/office yard and shop area for a constructions business headquarters located at approximately 3280 N Highway 89. (presenter: Tammy Eveson)**

The Planning Commission discussed and considered approval of a site plan for the development of a business and office building. The proposal includes employee and visitor parking, as well as a yard and shop area to support the daily operations of a construction business headquarters.

It was noted that the applicants also have a minor subdivision application running concurrently with this request. As a minor subdivision, the Development Review Committee (DRC) is the approval authority, which is why this item was not included in the commission's meeting packets. The subdivision includes three parcels owned by the petitioner, as well as an additional parcel owned by the city. Staff is currently working on obtaining an appraisal and coordinating with the petitioner on a potential land swap as part of the subdivision process. The proposal would combine all parcels into a single lot. City Council has approved moving forward with the appraisal, and that process is underway.

The site plan has received an initial review from the DRC, including input from the city engineer and Public Works Director. Commissioners were provided with an engineer's memo containing redline corrections. The proposed building meets all applicable requirements for height, setbacks, and site development standards outlined in city code.

The civil and site plans illustrate the building layout, parking areas, driveways, traffic flow, and open space. The proposal includes approximately 97 standard parking stalls. Comments from the engineer's memo note that additional accessible (ADA) parking stalls are required, including proper placement and quantity, and these must be added to the site plan.

The proposed ingress and egress from Highway 89 includes a southbound deceleration lane into the site, along with designated left-turn and right-turn lanes for both ingress and egress.

A cross-access agreement is proposed along the east side of the property to allow shared ingress and egress. This access would ultimately connect to the city sports park located north of the site. Instead of direct access from Highway 89 to the sports park, traffic would enter through the development's driveway and continue north via the shared access. While the driveway is owned by the development, the agreement would allow public use for access to the sports park.

Additionally, the agreement includes provisions for shared parking. During events at the sports park, such as weekend or sporting events, the site's parking area may be used for overflow parking.

It was noted that all comments and required revisions outlined in the engineer's memo must be addressed prior to final approval.

The landscaping plan currently reflects limited landscaping due to challenges with obtaining secondary water service. Final approval will require resolution of this issue, including securing appropriate water service ("will-serve" letters).

Staff recommended approval of the site plan, contingent upon addressing all outstanding items and requirements prior to final approval.

Concern was raised regarding the landscaping plan, specifically the lack of secondary irrigation. It was noted that while the current plan reflects no secondary irrigation, the city does require a minimum amount of landscaping, including greenery and trees.

A commissioner expressed appreciation for another building completed by the same developer nearby, noting that both the building design and landscaping were well done. However, it was emphasized that even with current constraints, the project should still meet minimum landscaping requirements. The commissioner indicated a desire to see the applicant incorporate some trees and minor irrigation, and to continue working with the irrigation provider to address this issue.

Discussion then shifted to traffic concerns. It was noted that while some aspects fall under city jurisdiction, much of the traffic control is governed by UDOT. Concerns were expressed about increased traffic in the area, particularly with truck activity and peak-time congestion. Reference was made to existing traffic impacts in the area, including nearby developments such as the Jacobs Mill Subdivision, as well as local business activity contributing to congestion.

It was noted that turning movements—particularly left-hand turns into the site and right-hand turns into the lot—could create potential traffic issues. A question was raised as to whether additional measures would be required to address these concerns.

In response, it was confirmed that the project has been reviewed by Utah Department of Transportation. As part of UDOT's requirements, direct access from Highway 89 to the multi-sport park will be eliminated and replaced with the proposed shared access through the development. This shared access arrangement was required by UDOT as part of their approval process.

*PETITIONER COMMENTS – Geneva Blanchard*

The petitioner clarified that there may have been a miscommunication regarding landscaping and irrigation. He stated that secondary water is being provided and that a full landscape plan was included in the submitted materials. A will-serve letter has been obtained from Pineview Water Systems, and the project is currently pending installation of a one-inch secondary water

line beneath Highway 89 to support the planned green space. He noted that this item is included among the conditions to be addressed.

The petitioner further confirmed that approval has been obtained from Utah Department of Transportation, with final documentation and easement recording to be completed following plat cleanup.

Additional discussion addressed traffic concerns. A commissioner expressed appreciation for prior responsiveness in redirecting dump truck traffic that had been traveling across railroad tracks and through local streets. Concern was raised that nearby areas, including the Jacobs Mill Subdivision, could become unintended cut-through routes for truck traffic accessing other destinations such as gravel pits. It was requested that such patterns be avoided if possible. A response was given indicating that this was not expected to become an issue.

A question was asked regarding outdoor storage and parking of construction vehicles. The petitioner confirmed that equipment and vehicles will be stored in the rear gravel area of the site. It was noted that the engineer's memo includes a requirement to screen outdoor storage areas, and the petitioner acknowledged this, stating that it will be addressed. The memo had only recently been received, and all comments are in the process of being reviewed and incorporated.

Clarification was provided that outdoor storage areas must be screened from view using solid fencing. Discussion followed regarding the type of fencing required, including a six-foot fence, and whether flexibility exists in design. It was noted that code requires screening with durable materials, though questions were raised about balancing screening requirements with visibility for safety and security purposes, particularly in industrial areas where limited visibility could create concealment concerns.

*Motion to OPEN public hearing by Commissioner Morris  
SECOND by Commissioner Wilkinson*

- Craig Erickson- A public comment was received from Craig Eric, who stated he has known Brad for a long time and owns property south of the project area. He acknowledged that Brent has constructed several well-built warehouse buildings in the area and described them as high quality.
- He encouraged more consideration of landscaping and water use, suggesting the use of low-water landscaping such as rocks and drought-tolerant trees. He expressed concern about long-term water availability and future impacts on the area.
- He also raised concerns about security, stating that trespassing continues to occur on nearby properties despite posted restrictions. He shared that he has experienced ongoing issues on his own property, including police involvement,

and expressed concern that similar issues could occur at the subject site due to access routes through surrounding areas.

- He emphasized the importance of allowing property owners to secure equipment and materials, noting the value of construction equipment stored on site.
- He added that he and the petitioner are familiar with one another, have a long-standing relationship, and communicate regularly, and he expressed appreciation for neighboring property owners working together cooperatively.
- He further expressed concern about water management in the area, stating that drainage patterns along Highway 89 have been altered over time, resulting in water runoff impacting private properties. He noted ongoing issues with water flow and referenced prior UDOT drainage work, stating that in his view some drainage improvements have not functioned effectively due to surrounding grading.

*Motion to CLOSE public hearing by Commissioner Speelman  
SECONDED by Commissioner Wilkinson*

*Commissioner Discussion*

Discussion was held regarding coordination with UTA on the FrontRunner corridor to the north. A question was raised as to whether UTA's alignment is now planned on the west side of the tracks, noting that significant development is occurring on the east side up to the corridor line.

It was stated that a meeting was held with UTA on Monday, during which the subject property was specifically identified and discussed. UTA confirmed that no elements of the current site plan interfere with their proposed plans. Contact information was exchanged, and UTA has been in communication with Geneva regarding the matter.

Concern was expressed about the possibility of UTA needing to acquire already-developed property in the future. It was noted that securing the corridor through currently undeveloped property would be preferable and beneficial to all parties.

Further discussion referenced prior conversations about the rear portion of the warehouse property, where it had previously been indicated that development restrictions might apply. Staff reported that earlier communication with UTA (via Gale) indicated there was no funding for the project at that time and that it should not be a concern. However, upon learning of UTA's recent meeting with the City, follow-up communication indicated that design work is now being considered.

A question was raised regarding whether adequate space has been preserved on the west side of the warehouse to accommodate the corridor, or if sufficient room remains for UTA to incorporate it into future plans. It was acknowledged that while space may have been informally considered, the final determination was not within the applicant's authority.

**MOTION**

A motion for **Approval** was made by commissioner  
The motion was seconded by Commissioner  
Vote: Unanimous  
Note: Commissioner Bolingbroke abstained from this item.

*Conditions: contingent upon compliance with item-specific requirements identified in the subdivision review, including conditions set forth by the City Engineering Department and staff. The motion also included a condition that staff review and approve the final landscaping plan.*

### 3) LEGISLATIVE ITEMS

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)

Chair Nef requested a recess to review the material as it seemed some items were missing.

Seconded by Commissioner Gossner

Discussion was held regarding water supply and conservation planning. A member noted that, in the past, concerns about water scarcity seemed overstated; however, participation in a recent watershed tour conducted by Weber Basin Water Conservancy District provided a clearer understanding of current and future water supply challenges.

It was explained that recent state legislation requires each municipality to incorporate a water conservation element into its general plan. Staff presented the proposed water conservation element and apologized that the document had not been included in the original staff report packet.

The proposed element outlines measures the City can and should implement to support water conservation efforts. It includes information on current and future water sources, noting that the City currently relies on wells and a small allocation from Weber Basin, with the ability to obtain additional water under an existing contract if necessary.

Staff reported that the City's existing water conservation plan, previously approved by the City Council, has been incorporated into the proposed element. The plan includes metrics such as gallons per capita per day (GPCD), with the City currently at approximately 57.47 gallons per capita per day based on a 2024 study.

Concerns were raised by Weber Basin regarding this figure, as it reflects only indoor (culinary) water use and does not account for secondary irrigation water. The state's conservation goals require total water use, including outdoor consumption, to be considered. Staff noted that future efforts will need to include evaluation and tracking of secondary water usage, as outdoor use represents a significant portion of total consumption.

Population projections were discussed, with the general plan estimating a population of approximately 21,282 by the year 2050, compared to the current population of approximately 12,000.

Staff stated that the proposed element meets all statutory requirements. However, future policy considerations may include updates to water-wise ordinances, landscaping requirements, and other conservation measures.

Current conservation efforts were outlined, including public education and outreach, a tiered water rate structure, advanced metering and leak detection systems, and municipal initiatives such as smart irrigation timers, water-efficient plumbing fixtures, and other conservation technologies.

Staff recommended approval of the water conservation element and noted that a public hearing is scheduled, as the item constitutes an amendment to the general plan.

Clarification was provided that only the highlighted sections of the document (identified as green pages) would be formally adopted into the general plan, while supporting analysis would not be included. It was further noted that the general plan serves as a guiding document rather than a regulatory ordinance, with implementation to occur through future ordinance updates.

Staff confirmed that the element was developed internally, with reference to the City's existing water conservation plan and examples from other municipalities, in order to create a balanced and context-appropriate document.

Discussion continued regarding proposed water conservation policies within the general plan element.

A Commissioner expressed concern with Policy 3, specifically the provision requiring new development to contribute water to increase overall supply. Clarification was requested as to how such contributions would be implemented. Staff explained that, in practice, developers are typically required to dedicate or transfer water rights to the system in order to obtain service connections, including connections to the Pineview system. It was noted that this requirement may involve either existing water rights associated with the property or the acquisition of additional water shares by the developer.

Further discussion addressed Policy 4, relating to reducing water use in park strip irrigation. A Commissioner voiced opposition to language suggesting a reduction in irrigation, citing concerns about the aesthetic and maintenance challenges associated with alternative landscaping such as rock-based designs. The Commissioner indicated a preference for striking or revising that portion of the policy. Additional comments noted that similar approaches have, in some cases, failed to reduce overall water usage and have resulted in maintenance issues, including weed proliferation.

Discussion also included broader considerations of irrigation practices, with examples provided of underperforming irrigation systems in public areas leading to poor landscape conditions. Suggestions were raised regarding alternative stormwater management approaches, such as underground detention systems, which could reduce irrigated turf areas, though cost considerations were acknowledged.

A Commissioner raised concerns regarding Policy 5 language referencing “promoting strategies,” questioning the extent of the City’s obligation if such language were adopted. It was suggested that the term “encourage” may be more appropriate to reflect intent without implying a formal obligation to actively advertise or implement specific programs. Staff indicated openness to revising terminology for clarity. Additional discussion addressed the identification of high water-use land uses. Examples were provided suggesting that unusually high water consumption by certain commercial users could warrant further evaluation and outreach to determine causes and potential conservation measures.

General observations were made regarding community landscaping practices, including the prevalence of high water-use turf such as Kentucky bluegrass, which is not well-suited to arid climates. Commissioners expressed interest in promoting more water-efficient landscaping alternatives and referenced educational resources, including demonstration gardens and programs offered by Weber Basin. It was also noted that inclusion of secondary water usage in total consumption calculations would significantly increase reported per capita water use, providing a more accurate representation of overall demand.

Positive remarks were made regarding the quality and taste of the City’s water supply. Further discussion addressed Policy 3 language encouraging decreased lot sizes and configuration standards for secondary water efficiency. Concern was raised that such language could conflict with the City’s broader general plan goals and potentially encourage higher-density development inconsistent with community objectives. Several Commissioners expressed support for striking or revising this language. The discussion concluded with general agreement that water conservation efforts should focus not only on reducing turf areas but also on encouraging alternative, efficient land uses such as orchards or other low-water landscaping approaches, while maintaining compatibility with the City’s overall planning goals.

*Motion to OPEN public hearing by Commissioner Gossner  
SECOND by Commissioner Bolingbroke*

Craig Erickson - noted that prior development practices requiring proof of water availability as a condition of building did not effectively encourage conservation and may have inadvertently contributed to excessive water use. He emphasized the need to reverse this trend and adopt more conservation-oriented practices moving forward. It was further stated that future generations are likely to experience significantly increased water costs, with water becoming an increasingly valuable and limited resource.

*Motion to CLOSE public hearing by Commissioner Bolingbroke  
SECONDED by Commissioner Speelman  
Vote: Unanimous*

**MOTION**

A motion to recommend **Approval** was made by Commissioner Bolingbroke  
The motion was seconded by Commissioner Wilkinson  
Vote: Unanimous

Conditions: amended with the noted changes discussed during the meeting.

**ADJOURNMENT**

Discussion was held regarding a holiday gathering

Commissioner Wilkins was recognized for his upcoming transition to the City Council, and appreciation was expressed for his service.

**The meeting was adjourned with no further items discussed.**

DRAFT

**MINUTES OF A REGULAR PLEASANT VIEW CITY  
PLANNING COMMISSION MEETING HELD  
March 26<sup>th</sup>, 2026 at 6:00 P.M.  
[Planning Commission \(youtube.com\)](https://www.youtube.com/watch?v=...)**

**MEMBERS PRESENT**

Andy Nef  
Dean Stokes  
John Morris  
Brian Gray  
Manya Speelman  
David Gossner (Via Zoom)

**Excused**

Chad Kotter  
Jeff Bolingbroke

**STAFF PRESENT**

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

**VISITORS**

Josh Cook  
Scott Nicholson  
Nate Messerly  
Jared Hadley

**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 Dean Stokes)
- b. Declaration of Conflicts of Interest. *NONE DECLARED*

**2) APPROVAL OF MINUTES**

- a. Review and consideration of the Planning Commission meeting minutes prepared for October 2<sup>nd</sup>, 2025

**MOTION**

A motion to **Accept** was made by commissioner STOKES  
The motion was **seconded** by Commissioner MORRIS  
Vote was **Unanimous**

**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)

Tammy presented a proposal on behalf of Admiral Beverage in the CP3 zone to install a fueling station on the west side of the existing building, including a 1,500 tank and a fuel island with 10-foot concrete barrier walls on each end and concrete safety bollards. The plan requires removal of nine parking stalls to the south and proposes the addition of 39 new stalls along the west side of the building.

Commissioner Dave Gossner referenced a previously submitted concern regarding the proximity of the project to a proposed cemetery and church,

noting potential impacts related to nearby residential areas and increased traffic.

Staff recommended approval and clarified that the project is not directly adjacent to residential properties and is not expected to affect them.

The Public Works Director provided comments regarding storm drain protection that require further clarification from engineering and will be forwarded to the applicant.

Commissioner Gossner also questioned why a masonry fence or buffer was not included between the plant and the cemetery, expressing dissatisfaction with the lack of screening.

*PETITIONER COMMENTS*

**Jim Calvert/Contractor** - addressed concerns about fuel spillage reaching drainage systems and stated that a self-containment system would be in place.

A commissioner raised questions about how the containment system would function if filled with snow and water and how it would be emptied, which the applicant was unable to answer at the time and will need to clarify, and also expressed concern about potential water disposal into gravel near the city's underground water pump location. Commissioners requested that engineering review the catch basin design. A question was raised regarding whether the project would generate tax revenue for the city, which the contractor could not confirm.

*Motion to OPEN public hearing by Commissioner Speelman  
SECOND by Commissioner Gray*

Sara Urry - Explained that a fence cannot be required unless specified in current code and that previously approved conditions cannot be retroactively modified.

*Motion to CLOSE public hearing by Commissioner Stokes  
SECONDED by Commissioner Morris*

**MOTION**

A motion for **Approval** was made by commissioner MORRIS  
The motion was seconded by Commissioner GRAY  
Vote: 5 Yay / 1 Nay (Gossner)

**Conditions:** review storm drain concerns with the engineer and Public Works Director.

- b. Site plan: Consideration of a Site Plan for a commercial flex use development located at 2747 N Parkland Blvd. – (Presenter: Tammy Eveson)

*Petitioners pulled this application from tonight's meeting.*

- 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)**

No public comments or emails have been received, and it was noted that signage will be reviewed separately under a sign permit.

Staff is recommending approval.

A question was raised regarding whether parking would be shared with surrounding businesses, and staff confirmed that it is joint parking.

*PETITIONER COMMENTS*

Josh Cook - Commissioner Morris asked whether the drive-through would be utilized and whether the location would offer private delivery services, and it was clarified that third-party delivery services such as DoorDash and Uber will be used but they do not have personal fleet. Additional clarification was requested regarding whether the drive-through had been included in the approved plan, and staff confirmed that it had been approved previously.

*Motion to OPEN public hearing by Commissioner Stokes  
SECOND by Commissioner Speelman*

No Public Comments

*Motion to CLOSE public hearing by Commissioner Stokes  
SECONDED by Commissioner Gray*

**MOTION**

A motion for **Approval** was made by commissioner STOKES  
The motion was seconded by Commissioner SPEELMAN  
Vote: Unanimous

*Conditions: Staff recommendations.*

- a. **Vacate Public Utility Easment: Consideration to vacate a public utility easement for the property located at approximately 1025 W 3000 N. (Presenter: Tammy Eveson)**

It was noted that three utility companies, Connex, Opticloop, and CenturyLink, have not responded regarding the vacation of easements.

There are no current utilities in the easement.

Commissioner Speelman asked what the repercussions would be if approval is granted and those companies later deny, and it was stated that this is not currently clear. The City Administrator explained that this situation is unique because, although not all approvals have been received, a road is being constructed nearby that will include an easement, and the city is essentially relocating the easement as part of that project. Utilities can be run through that future road.

*Motion to OPEN public hearing by Commissioner Morris  
SECOND by Commissioner Gray*

No Public Comments

*Motion to CLOSE public hearing by Commissioner Stokes  
SECONDED by Commissioner Speelman*

**MOTION**

A motion for **Approval** was made by commissioner STOKES  
The motion was seconded by Commissioner SPEELMAN  
Vote: Unanimous

Conditions: Approved as presented.

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**4) ADJOURNMENT**

Staff reminded the Commission that the next meetings are scheduled for April 16th and May 7<sup>th</sup>.

The City Administrator encouraged Commissioners to review their packets in advance and submit any questions ahead of time to allow staff sufficient time to research and provide thorough responses.

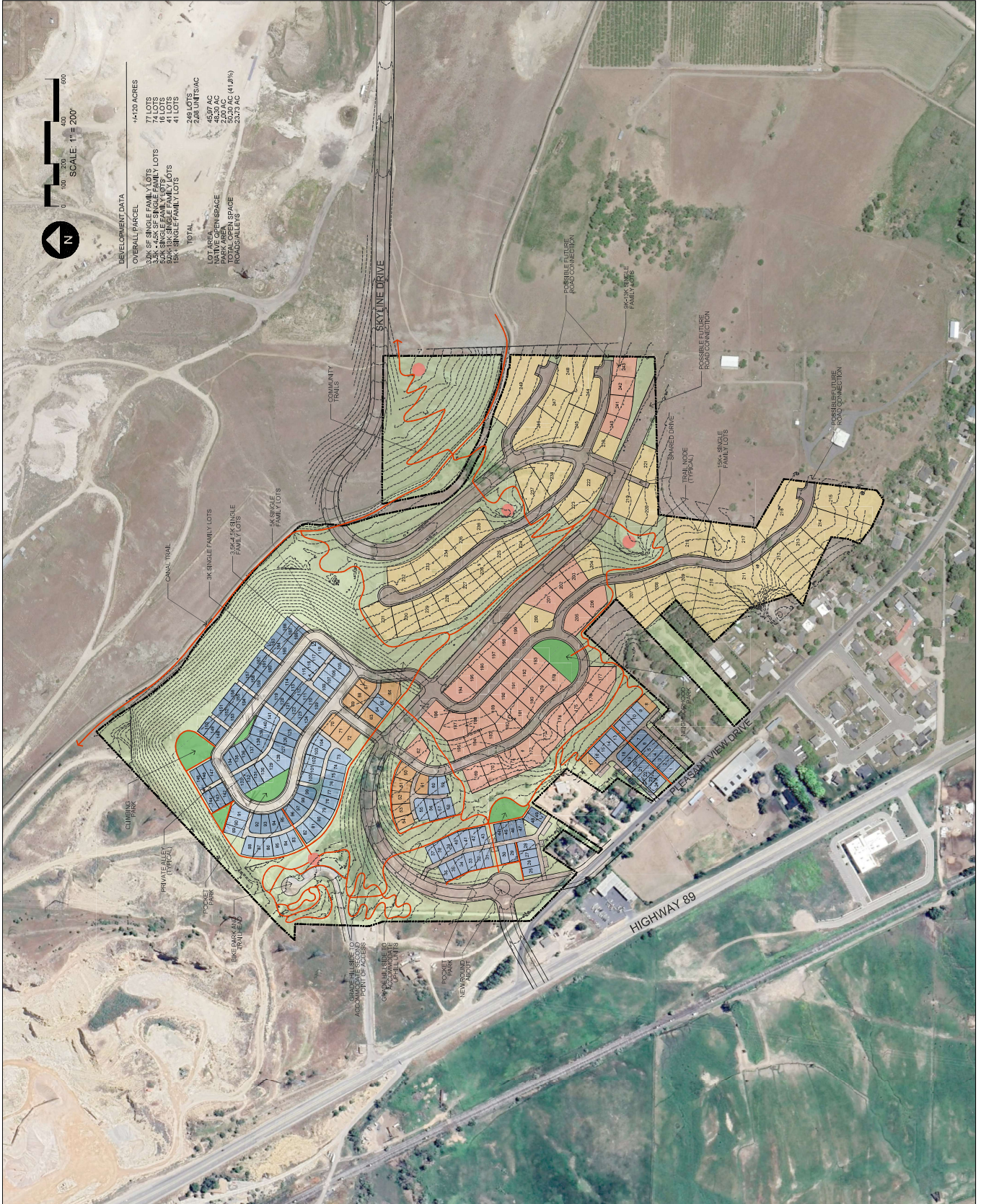
**The meeting was adjourned with no further items discussed.**



PLEASANT VIEW CITY, UTAH  
AUGUST 6, 2025

# MASTER PLAN V1

# WEST VILLAGE





# Planning Commission Staff Report

## 2747 N Parkland Blvd.

### Site Plan for Commercial Flex

April 16, 2026

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#### BASIC INFORMATION

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

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#### 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.

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#### 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 – ZONING 18 - 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

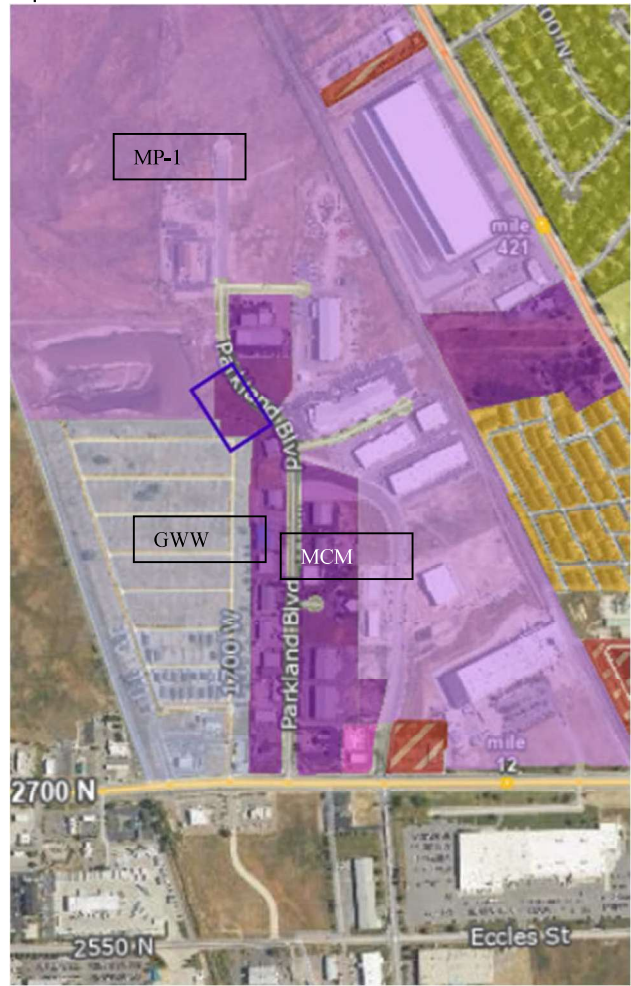
- 1) Vicinity Map / Zoning Map
- 2) Site Plan

---

STAFF CONTACT

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

**ATTACHMENT 1) Vicinity Map / Zoning Map**



**ATTACHMENT 2) Site Plan**

REV.	DATE	DESCRIPTION



**VERIFY SCALES**  
 1" = 40' (SEE CIVIL NOTES)  
 1" = 20' (SEE CIVIL NOTES)  
 1" = 10' (SEE CIVIL NOTES)  
 1" = 5' (SEE CIVIL NOTES)

**PROJECT INFO:**  
 Designer: T. HUNT  
 Drawn: T. PROCHNOR  
 Date: 11/11/2025  
 Proj. No.: 125-04  
 SHEET TITLE

**COVER SHEET**

**C0.00**

Submittal # \_\_\_\_\_  
 This document has been reviewed by:  
 City Planner  
 Public Works Director  
 Water/Sewer Superintendent  
 City Engineer  
 Fire Marshal  
 Date Returned: \_\_\_\_\_

NOT TO SCALE



**DEVELOPER TEAM**

**DEVELOPER:**  
 PARKLAND BUSINESS CENTER LLC  
 1128 N 2000 W  
 PARK WEST, UT, 84404  
 (801) 784-8629

**SURVEYOR:**  
 HANSEN & ASSOCIATES, INC.  
 ATTN: MATT FRETZ, PLS  
 538 NORTH MAIN STREET  
 SALT LAKE CITY, UT 84102  
 (435) 723-3491

**CIVIL ENGINEER (PROJECT CONTRACT):**  
 HUNT DAY  
 ATTN: THOMAS HUNT, PE  
 3445 ANTILOPE DRIVE  
 SYRACUSE, UT 84405  
 (801) 664-4724

**LANDSCAPE ARCHITECT:**  
 ATTN: THOMAS HUNT, PE  
 3445 ANTILOPE DRIVE  
 SYRACUSE, UT 84405  
 (801) 664-4724

**AGENCY / UTILITY CONTACTS**

**BUILDING DEPARTMENT:**  
 PLEASANT VIEW CITY PLANNING, ZONING & BUILDING  
 520 W ELBERTA DRIVE  
 PLEASANT VIEW, UT 84414  
 (801) 784-8629

**FIRE DEPARTMENT:**  
 PLEASANT VIEW FIRE DISTRICT  
 1435 W ELBERTA DRIVE  
 PLEASANT VIEW, UT 84414  
 (385) 234-7479

**PLUMBING DEPARTMENT:**  
 PLEASANT VIEW CITY PLANNING, ZONING & BUILDING  
 520 W ELBERTA DRIVE  
 PLEASANT VIEW, UT 84414  
 (801) 784-8629

**PUBLIC WORKS:**  
 PLEASANT VIEW PUBLIC WORKS  
 520 W ELBERTA DRIVE  
 PLEASANT VIEW, UT 84414  
 (385) 759-0051

**WATER PROVIDER:**  
 WEST VALLEY PUBLIC WORKS  
 35 N 1ST EAST  
 REXBURG, ID 83440  
 (208) 358-3020

**WASTEWATER PROVIDER:**  
 CENTRAL WEBER SEWER IMPROVEMENT DISTRICT  
 2618 W. PIONEER ROAD  
 CODDEN, UTAH 84404  
 (801) 734-3000

**NATURAL GAS PROVIDER:**  
 ENBRIDGE GAS  
 (800) 322-5517

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

**DEVELOPMENT SUMMARY**

**LOCATION:** CITY OF PLEASANT VIEW, WEBER COUNTY  
**ZONING:** MANUFACTURING/COMM MIX ZONE (MCM)  
**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:** 1,894 FEET 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 PUBLIC RECORDS AND FIELD SURVEY. CONTRACTORS SHALL VERIFY THE 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 THE ENGINEER FOR CLARIFICATION. THE CONTRACTOR IS REQUIRED TO CONDUCT THE RELEVANT UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO SAFEGUARD ALL UTILITIES, WHETHER OR NOT THEY ARE DEPICTED ON THESE PLANS.

**SITE DATA**

**AFFECTED PARCEL NO.:** 15-12-2-003  
**FLOOD INFORMATION:** PROPERTY 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:** THE PROJECT IS SITUATED WITHIN THE SALT LAKE VIEW ESTATES 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 SOUTHEASTERNLY TO THE LEFT ALONG THE ARC OF A 340.00 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"; (7) SOUTH 55°01'32" EAST 33.79 FEET; AND (8) SOUTHEASTERLY TO THE RIGHT ALONG THE ARC OF A 347.55 FOOT RADIUS CURVE, A DISTANCE OF 347.55 FEET, CHORD BEARS SOUTH 68°29'00" 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.

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





REV.	DATE	DESCRIPTION



**VERIFY SCALES**  
 SHALL BE CHECKED AGAINST ORIGINAL DRAWING  
 IF NOT MATCHING ORIGINAL DRAWING  
 SCALE SHALL BE 1" = 20'

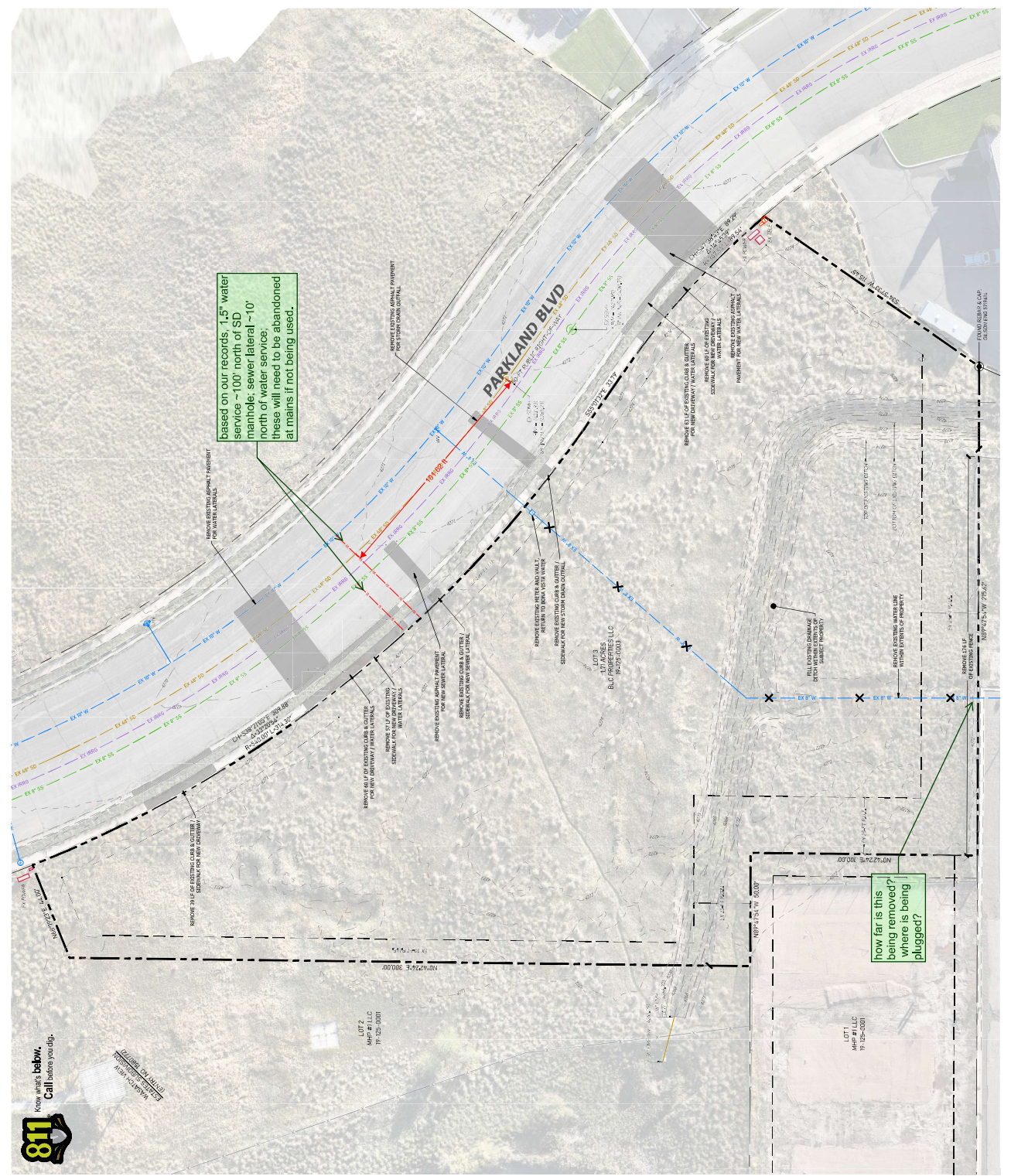
**PROJECT INFO:**  
 PROJECT NO.:  
 DRAWN BY: T. PROCHNOWSKI  
 DATE: 11/11/2025  
 PLOT NO.: 128-04

**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 SUBURBAN UTILITIES OR STRUCTURES REPRESENTED ON THIS PLAN ARE BASED ON RECORDS AND FIELD SURVEY. CONTRACTORS SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES PRIOR TO ANY EXCAVATION OR DEMOLITION WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES NOT TO BE DEMOLISHED OR PLACED TO REMAIN.

SHEET NO. C0.20



based on our records, 1.5" water service ~100' north of SD manhole, sewer lateral ~10' north of water service; these will need to be abandoned at mains if not being used.

How far is this being removed? where is being plugged?



PLANNED COUNCILMAN  
 DISTRICT 10  
 2025-2028

LOT 7  
 M&J LLC  
 17-125-3001

LOT 1  
 M&J LLC  
 17-125-3001



REV.	DATE	DESCRIPTION



**VERIFY SCALES**  
 6" AS SHOWN ON ORIGINAL DRAWING  
 1" = 10'-0" UNLESS OTHERWISE NOTED  
 1" = 10'-0" UNLESS OTHERWISE NOTED

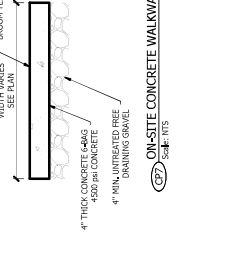
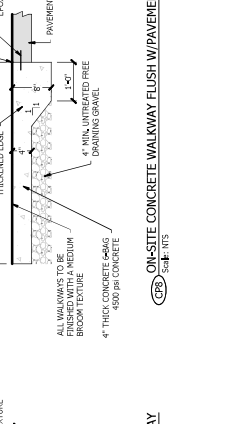
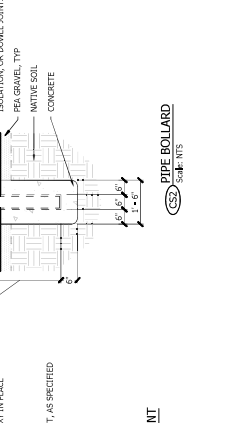
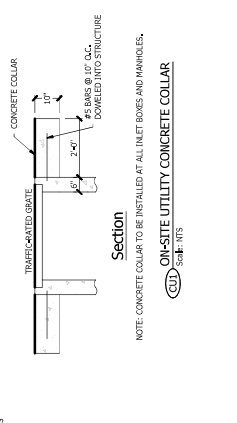
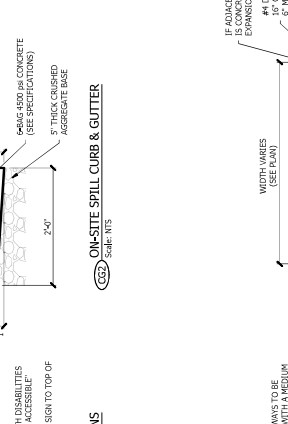
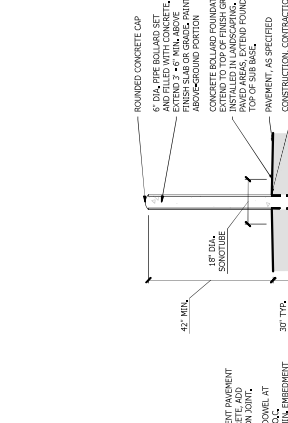
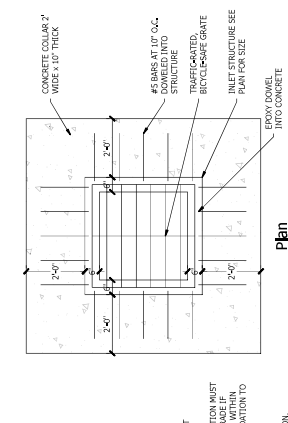
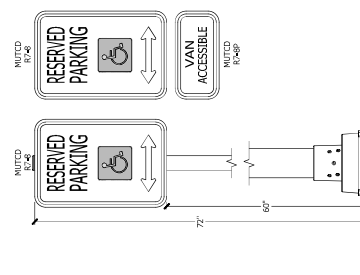
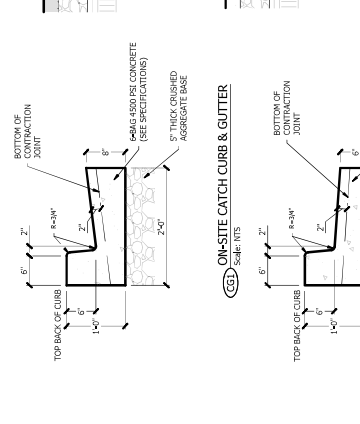
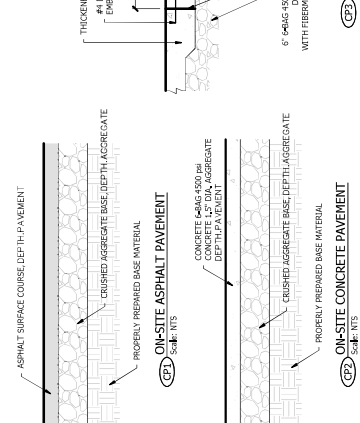
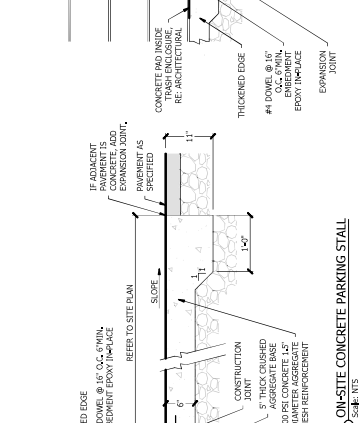
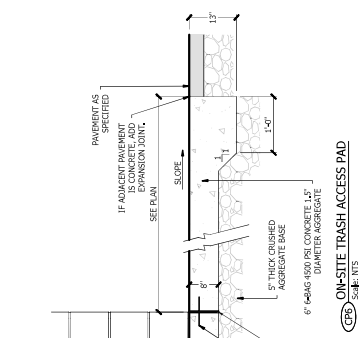
**PROJECT INFO:**  
 Engineer: T. HUNT  
 Drawn: T. PROGNOSSE  
 Date: 11/11/2025  
 Proj. No.: 258-04

SHEET TITLE

**SITE CIVIL DETAILS**

SHEET NO. **C1.90**

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



**NOTES:**

- 1) ALL SIGN MOUNTING SURFACES FOR PERSONS WITH VISUAL IMPAIRMENTS ARE DESIGNATED TO ACCOMMODATE MOUNTED DARK VANS, AS "VIA ACCESSIBLE". (CP-AP) PLACQUE SHALL BE MOUNTED BEYOND THE BARE SIGN, AND SHALL BE MOUNTED A MINIMUM OF 60" FROM BOTTOM OF SIGN TO TOP OF SIGNWALK.
- 2) SIGNS TO MEET ALL STATE AND LOCAL REGULATIONS.
- 3) SIGNS TO MEET ALL STATE AND LOCAL REGULATIONS.

**CP1: ON-SITE ASPHALT PAVEMENT**  
 ASPHALT SURFACE COURSE, DEPTH 1.5"  
 CRUSHED AGGREGATE BASE, DEPTH 1.5"  
 PROPERLY PREPARED BASE MATERIAL

**CP2: ON-SITE CONCRETE PAVEMENT**  
 4" DOWEL @ 10' O.C. 6" MIN. CONSTRUCTION JOINT, REFER TO SITE PLAN  
 5" THICK CRUSHED AGGREGATE BASE, 1.5" DIAMETER AGGREGATE WITH FIBER/REINFORCEMENT  
 THICKENED EDGE

**CP3: ON-SITE CONCRETE PAVEMENT**  
 4" DOWEL @ 10' O.C. 6" MIN. CONSTRUCTION JOINT, REFER TO SITE PLAN  
 5" THICK CRUSHED AGGREGATE BASE, 1.5" DIAMETER AGGREGATE WITH FIBER/REINFORCEMENT  
 THICKENED EDGE

**CP4: ON-SITE CATCH CURB & GUTTER**  
 5" THICK CRUSHED AGGREGATE BASE, 1.5" DIAMETER AGGREGATE WITH FIBER/REINFORCEMENT  
 4" DOWEL @ 10' O.C. 6" MIN. CONSTRUCTION JOINT, REFER TO SITE PLAN  
 THICKENED EDGE

**CP5: ON-SITE SPILL CURB & GUTTER**  
 5" THICK CRUSHED AGGREGATE BASE, 1.5" DIAMETER AGGREGATE WITH FIBER/REINFORCEMENT  
 4" DOWEL @ 10' O.C. 6" MIN. CONSTRUCTION JOINT, REFER TO SITE PLAN  
 THICKENED EDGE

**CP6: ON-SITE TRASH ACCESS PAD**  
 6" 6#4@16" O.C. CONCRETE, 1.5" DIAMETER AGGREGATE  
 10" THICK CRUSHED AGGREGATE BASE  
 4" DOWEL @ 10' O.C. 6" MIN. CONSTRUCTION JOINT, REFER TO SITE PLAN  
 THICKENED EDGE  
 CONCRETE AND PARTIAL TRASH ENCLOSURE, RE: ARCHITECTURAL

**CP7: ON-SITE CONCRETE PARKING STALL**  
 CONCRETE COLLAR 7" WIDE x 10" THICK  
 #5 BARS AT 10' O.C. DOWELED INTO STRUCTURE WITH REINFORCING BUCKLE/CLASPS GRATE  
 INLET STRUCTURE SEE PLAN FOR SIZE  
 EPOXY DOWEL INTO CONCRETE  
 CONCRETE COLLAR  
 #5 BARS @ 10' O.C. DOWELED INTO STRUCTURE

**CP8: PIPE BOLLARD**  
 ROUNDED CONCRETE CAP  
 6" DIA. PIPE BOLLARD SET AND FILLED WITH CONCRETE, FINISH SLAB OR GRADE PAINT AROUND/ROUND PORTION  
 CONCRETE BOLLARD FOUNDATION MUST BE INSTALLED IN LANDSCAPING, WITHIN TOP OF SUB-BASE.  
 PAVEMENT, AS SPECIFIED  
 CONSTRUCTION CONTRACTOR ISOLATE/PAINT OR DOWEL JOINTS  
 18" DIA. STRUCTURE  
 4" MIN. UNTRUTHED FREE DRAINING GRAVEL  
 30" TYP.  
 NATIVE SOIL  
 CONCRETE

**CP9: ON-SITE CONCRETE WALKWAY FLUSH W/PAVEMENT**  
 4" THICK CONCRETE 6#4@16" O.C. CONCRETE  
 4" MIN. UNTRUTHED FREE DRAINING GRAVEL  
 THICKENED EDGE  
 IF ADJACENT PAVEMENT IS CONCRETE, 10' O.C. DOWEL AT EXPANSION JOINT, EPOXY IN PLACE  
 PAVEMENT, AS SPECIFIED

**CP10: ON-SITE CONCRETE WALKWAY**  
 4" THICK CONCRETE 6#4@16" O.C. CONCRETE  
 4" MIN. UNTRUTHED FREE DRAINING GRAVEL  
 THICKENED EDGE  
 IF ADJACENT PAVEMENT IS CONCRETE, 10' O.C. DOWEL AT EXPANSION JOINT, EPOXY IN PLACE  
 PAVEMENT, AS SPECIFIED

**CP11: ON-SITE UTILITY CONCRETE COLLAR**  
 THICKENED EDGE  
 IF ADJACENT PAVEMENT IS CONCRETE, 10' O.C. DOWEL AT EXPANSION JOINT, REFER TO SITE PLAN  
 5" THICK CRUSHED AGGREGATE BASE, 1.5" DIAMETER AGGREGATE WITH FIBER/REINFORCEMENT

**CP12: ON-SITE CONCRETE COLLAR**  
 CONCRETE COLLAR  
 10" THICK CRUSHED AGGREGATE BASE, 1.5" DIAMETER AGGREGATE WITH FIBER/REINFORCEMENT  
 THICKENED EDGE

**CP13: ON-SITE CONCRETE WALKWAY FLUSH W/PAVEMENT**  
 4" THICK CONCRETE 6#4@16" O.C. CONCRETE  
 4" MIN. UNTRUTHED FREE DRAINING GRAVEL  
 THICKENED EDGE  
 IF ADJACENT PAVEMENT IS CONCRETE, 10' O.C. DOWEL AT EXPANSION JOINT, EPOXY IN PLACE  
 PAVEMENT, AS SPECIFIED

**CP14: ON-SITE CONCRETE WALKWAY**  
 4" THICK CONCRETE 6#4@16" O.C. CONCRETE  
 4" MIN. UNTRUTHED FREE DRAINING GRAVEL  
 THICKENED EDGE  
 IF ADJACENT PAVEMENT IS CONCRETE, 10' O.C. DOWEL AT EXPANSION JOINT, EPOXY IN PLACE  
 PAVEMENT, AS SPECIFIED

**CP15: ON-SITE CONCRETE WATERWAY**  
 6" 6#4@16" O.C. CONCRETE 1.5" DIA. AGGREGATE, 4" REBAR @ 10' ON CENTER  
 CRUSHED AGGREGATE BASE  
 PAVEMENT, AS SPECIFIED

PROJECT TITLE

REV.	DATE	DESCRIPTION



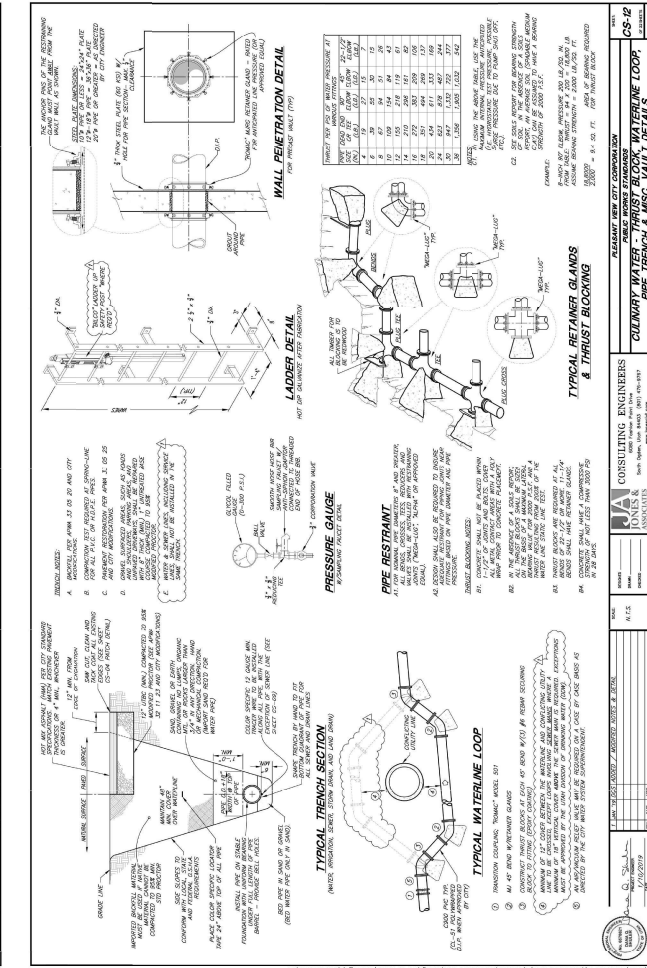
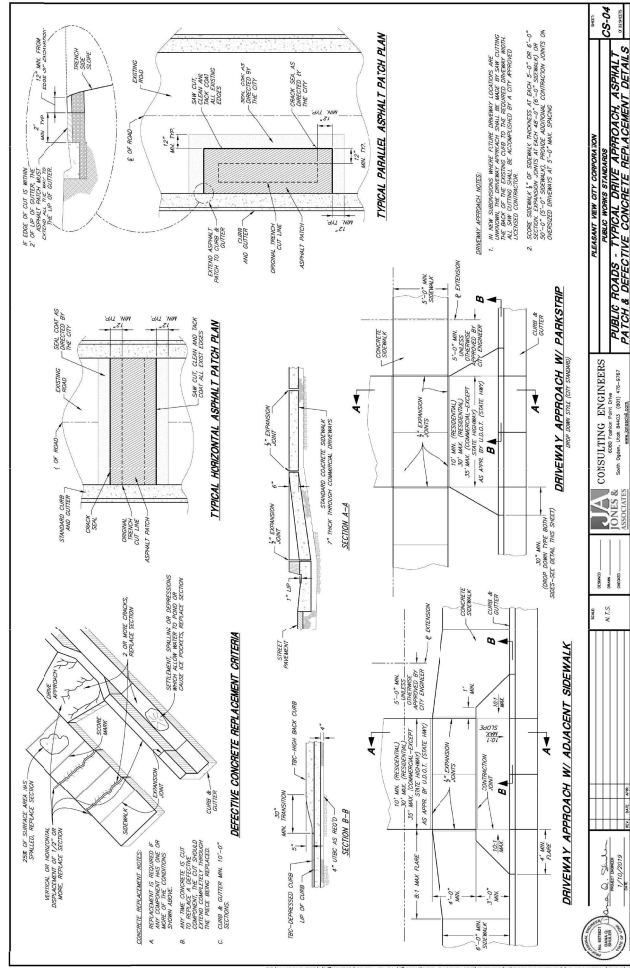
**VERIFY SCALES**  
BARS: ONE EACH ON ORIGINAL DRAWING & REVISIONS  
IF NOT FULLY COMPLIANT WITH UTAH BOARD OF PROFESSIONAL ENGINEERS' REQUIREMENTS

**PROJECT INFO:**  
Township: T. 7 NORTH  
Drawings: T. PROVISIONS  
Date: 11/11/2023  
Plot No.: 125-04

**SHEET TITLE**

**SITE CIVIL  
DETAILS**

SHEET NO. **C1.91**



REV.	DATE	DESCRIPTION

**CONSULTING ENGINEERS**  
THOMAS HUNT  
1000 WEST 1000 SOUTH, SUITE 100  
SALT LAKE CITY, UT 84119  
TEL: 801-487-1100  
WWW.HUNTDAY.CO

**PROJECT: NEW CITY CORPORATION**  
**CONTRACT: WATER MAIN REPLACEMENT**  
**CONTRACT NO.: 2023-001**  
**DATE: 11/11/2023**

**DESIGNED BY: THOMAS HUNT**  
**CHECKED BY: THOMAS HUNT**  
**DATE: 11/11/2023**

**SCALE: AS SHOWN**

**PROJECT NO.: 2023-001**

**CONTRACT NO.: 2023-001**

**DATE: 11/11/2023**

**PROJECT: NEW CITY CORPORATION**  
**CONTRACT: WATER MAIN REPLACEMENT**  
**CONTRACT NO.: 2023-001**  
**DATE: 11/11/2023**



PROJECT TITLE

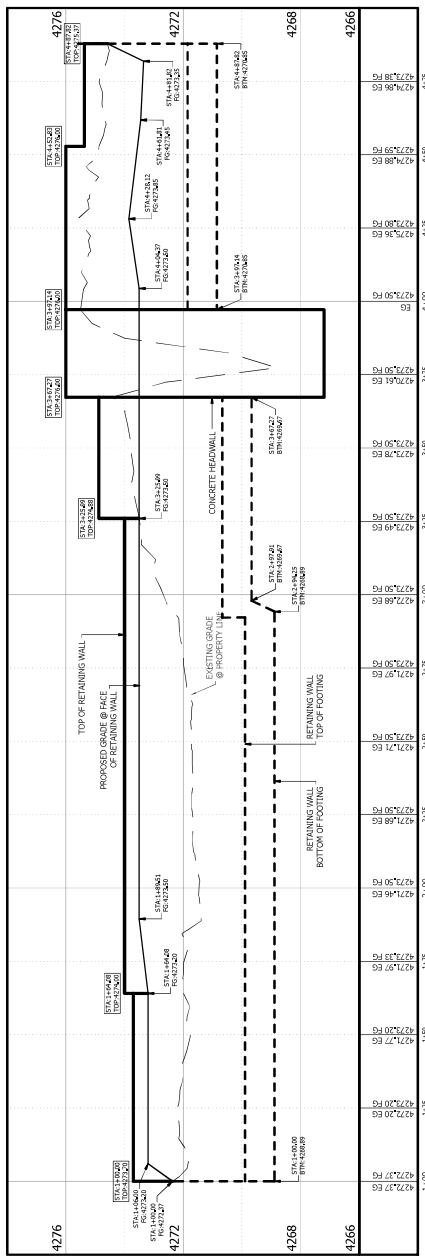
REV.	DATE	DESCRIPTION

SEAL

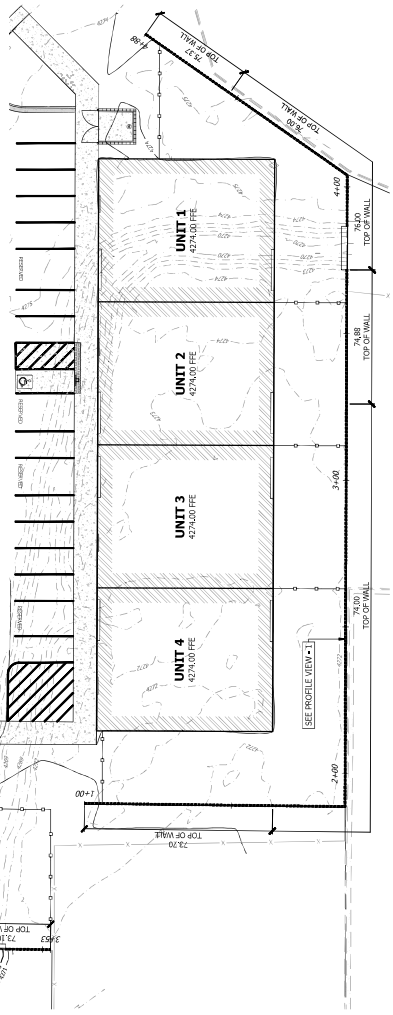
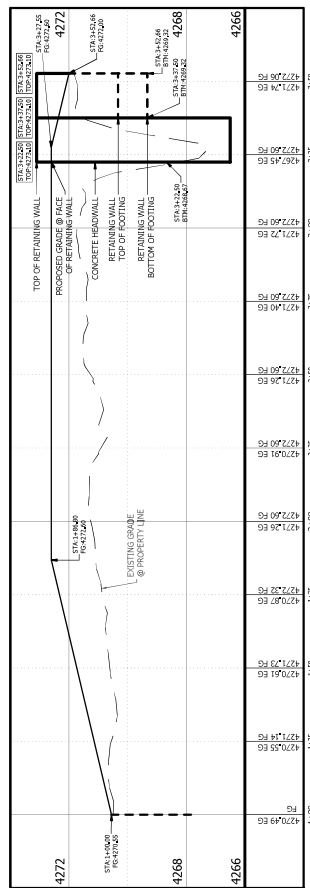
**VERIFY SCALES**  
 BAR IS ONE FOOT ON ORIGINAL DRAWING  
 & BAR IS ONE FOOT ON THIS DRAWING  
 IF NOT CLEAR ON ORIGINAL DRAWING  
 & BAR IS ONE FOOT ON THIS DRAWING

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

SHEET TITLE

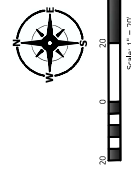


All retaining walls over 4' (measured bottom of footing to top of wall) must apply for and be issued building permit prior to construction.



**NOTICE TO CONTRACTORS**

THE EXISTENCE AND PLACEMENT OF ANY 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 THE EYE BORDERS ON THIS DRAWING.



PROJECT TITLE

REV.	DATE	DESCRIPTION



**VERIFY SCALES**  
 BARS: SEE EACH ORIGINAL DRAWING  
 DIMENSIONS: SEE EACH ORIGINAL DRAWING  
 1" = 10'-0" UNLESS OTHERWISE NOTED

**PROJECT INFO:**  
 Designer: T. HUNT  
 Drawn: T. PRIDDEN  
 Date: 11/11/2025  
 Proj. No.: 258-04

SHEET TITLE

**SITE DRAINAGE DETAILS**

SHEET NO.  
**C2.90**

**Storm Runoff Calculations**  
 Parameters:  
 1.00 AREA OF  
 1.00 CATCHMENT AREA  
 1.00 DRAINAGE AREA  
 1.00 PERCENT IMPERVIOUS  
 1.00 PERCENT PAVED  
 1.00 PERCENT ROOFS  
 1.00 PERCENT DRIVEWAYS

Runoff Coefficient:  
 C = 0.30  
 C = 0.30  
 C = 0.30  
 C = 0.30

Runoff Volume:  
 V = 0.18  
 V = 0.18  
 V = 0.18  
 V = 0.18

Runoff Rate:  
 R = 0.18  
 R = 0.18  
 R = 0.18  
 R = 0.18

Runoff Time:  
 T = 0.18  
 T = 0.18  
 T = 0.18  
 T = 0.18

Runoff Depth:  
 D = 0.18  
 D = 0.18  
 D = 0.18  
 D = 0.18

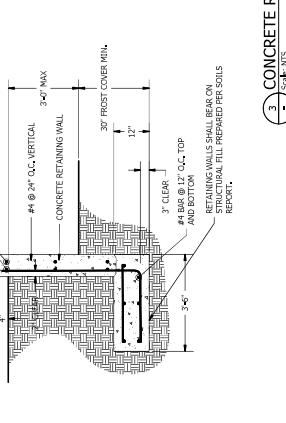
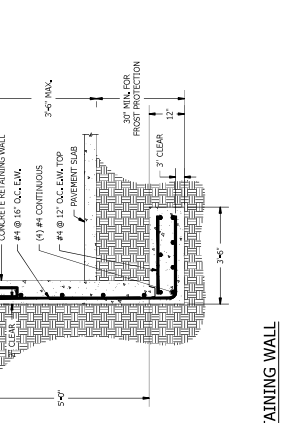
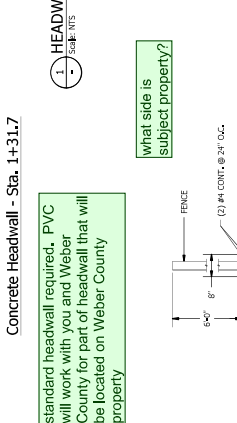
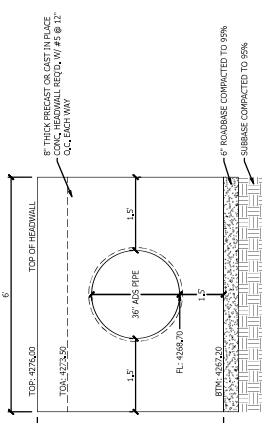
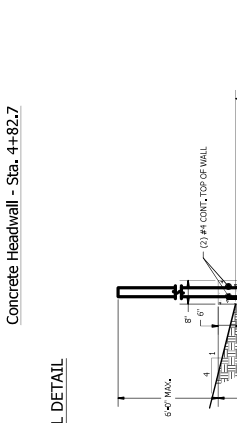
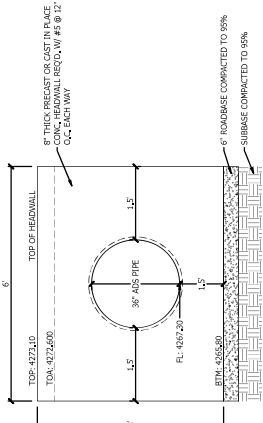
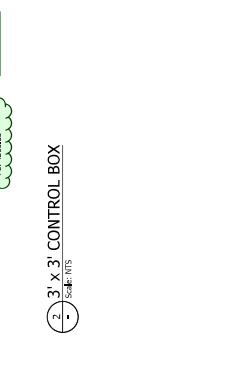
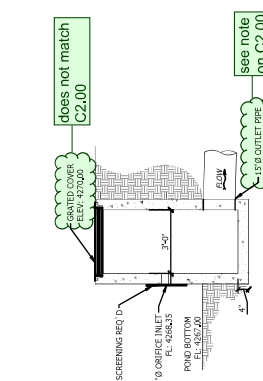
Runoff Velocity:  
 V = 0.18  
 V = 0.18  
 V = 0.18  
 V = 0.18

Runoff Discharge:  
 Q = 0.18  
 Q = 0.18  
 Q = 0.18  
 Q = 0.18

Values of Run-off for 10-year Storm Event:

Area (Ac)	Runoff (CFS)	Runoff (MGD)	Runoff (MG)	Runoff (MGD)
1.00	1.00	0.02	0.02	0.02
2.00	2.00	0.04	0.04	0.04
3.00	3.00	0.06	0.06	0.06
4.00	4.00	0.08	0.08	0.08
5.00	5.00	0.10	0.10	0.10
6.00	6.00	0.12	0.12	0.12
7.00	7.00	0.14	0.14	0.14
8.00	8.00	0.16	0.16	0.16
9.00	9.00	0.18	0.18	0.18
10.00	10.00	0.20	0.20	0.20

**Summary:**  
 Runoff Volume: 0.18 MG  
 Runoff Rate: 0.18 CFS  
 Runoff Time: 0.18 MIN  
 Runoff Depth: 0.18 IN  
 Runoff Velocity: 0.18 FT/SEC  
 Runoff Discharge: 0.18 CFS



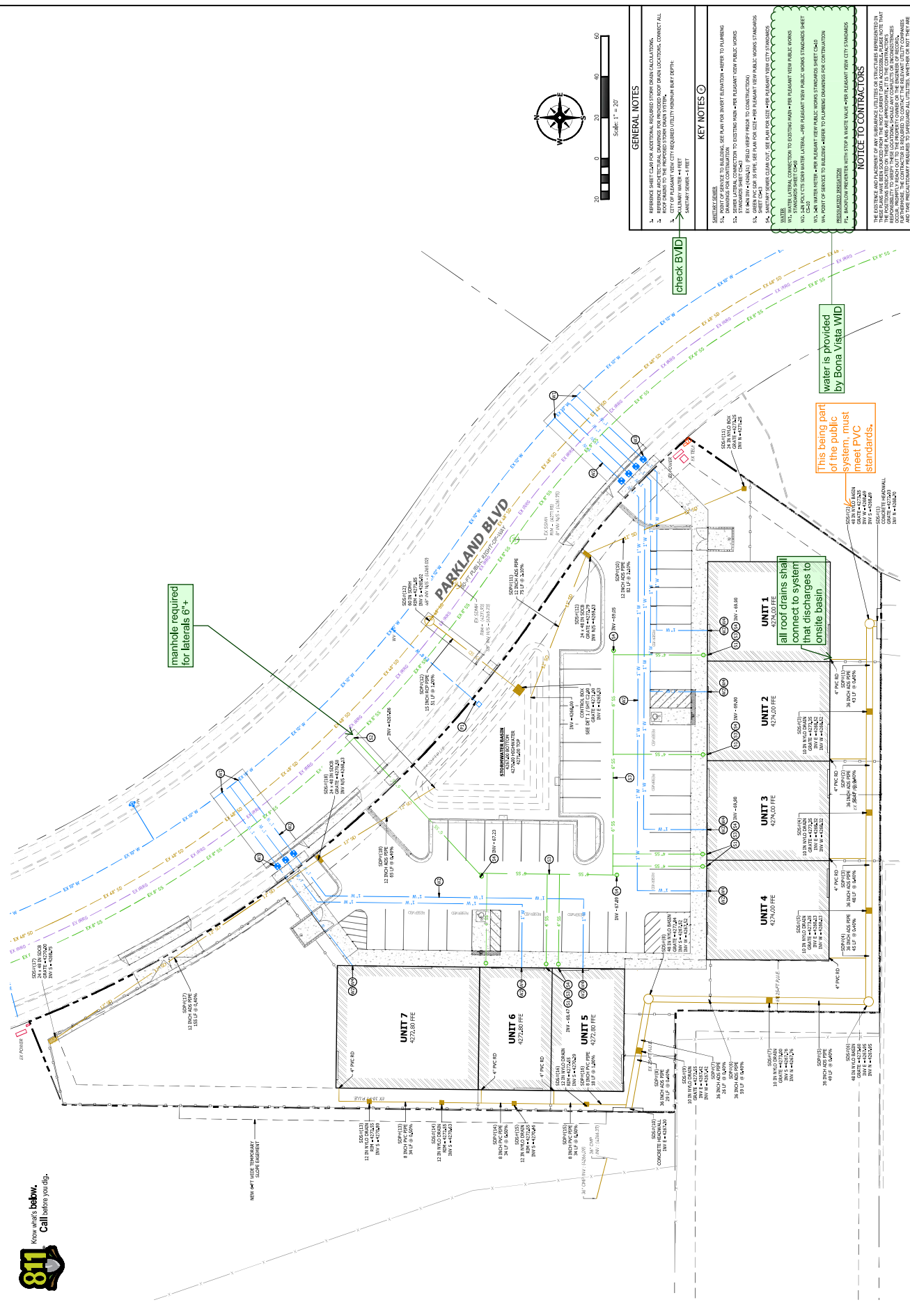
REV.	DATE	DESCRIPTION



**VERIFY SCALES**  
 8/11/2025  
 11:11:2025  
 125-04

**SITE UTILITY PLAN**

SHEET NO. **C3.00**



**GENERAL NOTES**

- REFERENCE SHEET C2 FOR ADDITIONAL REQUIRED STORM DRAIN CALCULATIONS.
- SEE SHEET C2 FOR ADDITIONAL REQUIRED STORM DRAIN LOCATIONS. CONNECT ALL STORM DRAIN LATERALS TO THE MAIN STORM DRAIN SYSTEM.
- CITY OF PLEASANT VIEW CITY REQUIRED UTILITY MINIMUM DEPTH:

**KEY NOTES**

- SEE SHEET C2 FOR ADDITIONAL REQUIRED STORM DRAIN CALCULATIONS.
- SEE SHEET C2 FOR ADDITIONAL REQUIRED STORM DRAIN LOCATIONS.
- SEE SHEET C2 FOR ADDITIONAL REQUIRED STORM DRAIN LOCATIONS.
- SEE SHEET C2 FOR ADDITIONAL REQUIRED STORM DRAIN LOCATIONS.
- SEE SHEET C2 FOR ADDITIONAL REQUIRED STORM DRAIN LOCATIONS.

**NOTICE TO CONTRACTORS**

THE EXISTENCE AND PLACEMENT OF ANY EXISTING UTILITIES OR STRUCTURES REPRESENTED ON THIS SHEET ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES 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.



REV.	DATE	DESCRIPTION



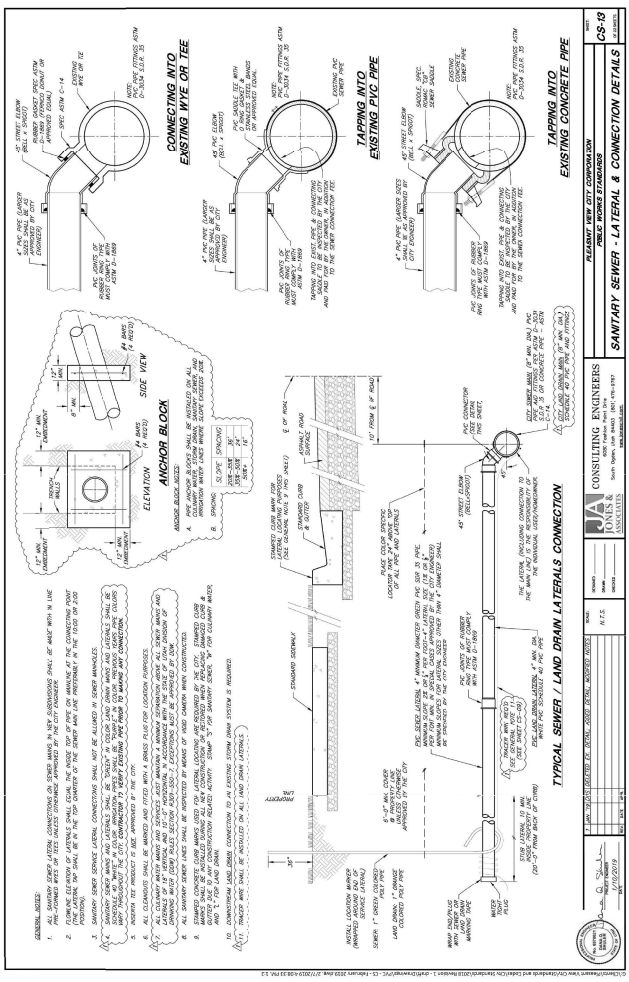
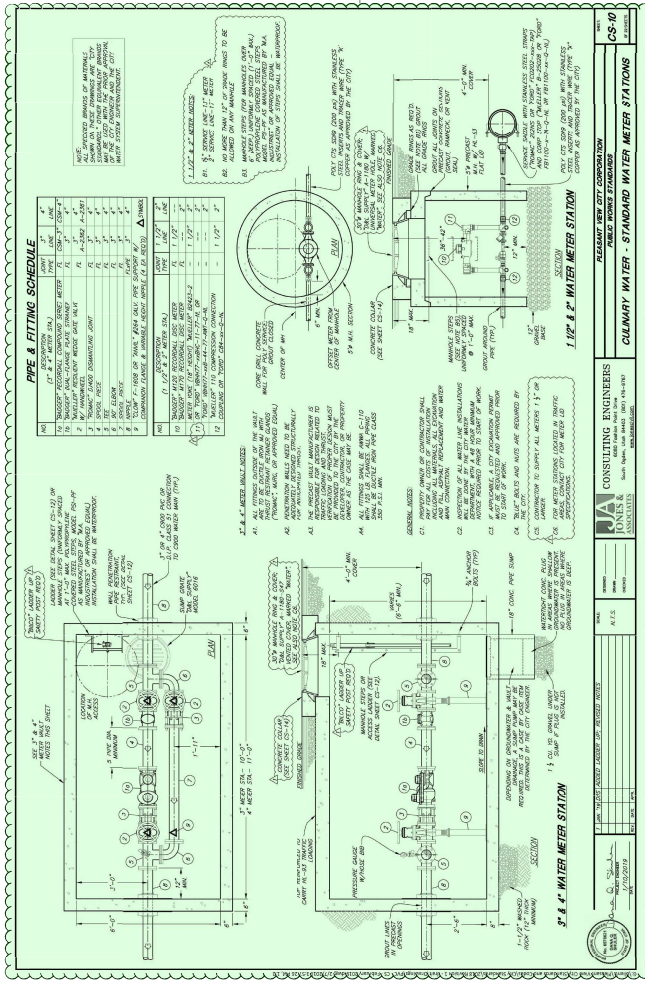
**VERIFY SCALES**  
 1/8" = 1'-0" FOR ALL ORIGINAL DRAWINGS  
 1/4" = 1'-0" FOR ALL REVISED SHEET ADJUST  
 1/2" = 1'-0" FOR ALL REVISED SHEET ADJUST

**PROJECT INFO:**  
 Engineer: T. HUNT  
 Designer: T. PRUD'HOME  
 Date: 11/11/2025  
 Plot No.: 125-04-04

**SHEET TITLE**

**SITE UTILITY**  
**DETAILS**

SHEET NO. **C3-10**



PROJECT TITLE

REV.	DATE	DESCRIPTION



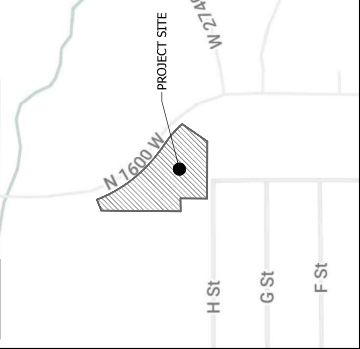
**VERIFY SCALES**  
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 IS EQUAL TO ONE (1) ON THIS SHEET  
 IF NOT MATCHING, THIS SHEET MUST BE  
 RECORDED AS A REVISION

**PROJECT INFO:**  
 Project No.: 125-19-04  
 Date: 11/11/2025  
 Drawn by: T. PROCKNORSE  
 Checked by: T. PROCKNORSE  
 SHEET TITLE

**EROSION CONTROL PLAN**

SHEET NO.: **C5.00**

Vicinity Map



**SWPPP Data**

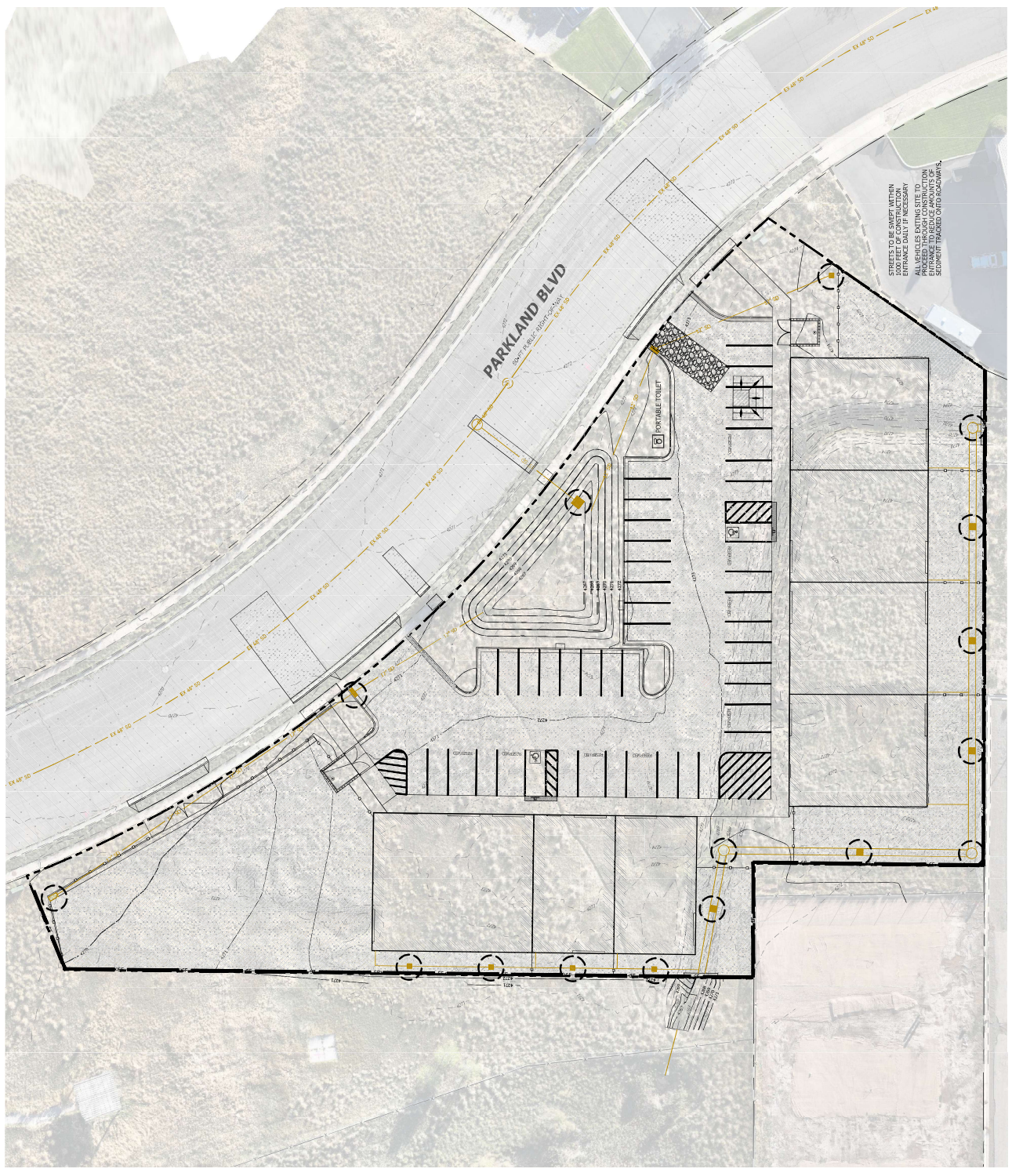
**RECEIVING WATERS:** GREAT SALT LAKE  
**AREA AFFECTED:**  
 1. TOTAL PROJECT AREA IS 1.71 ACRES, AN ESTIMATED 1.2 ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONSTRUCTION STORAGE ACTIVITIES.  
 2. THE CURRENT SITE IS GRADED TO A CATCH BASIN, WHICH IS THEN TIED OFF TO THE STREET.  
 3. THE ENTIRE SITE IS APPROXIMATELY 1% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 65% IMPERVIOUS.

**CONSTRUCTION ACTIVITIES:**  
 1. THE PROJECT GENESIS CONSISTS OF A 1.71 ACRES COMMERCIAL LOT. PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL CONSTRUCTION OF THE BUILDING, LANDSCAPING AND RELATED ACTIVITIES. CONSTRUCTION WILL BE COMPLETED PRIOR TO THE BEGINNING OF 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, VERTICAL CONSTRUCTION OF THE BUILDING, LANDSCAPING AND RELATED ACTIVITIES. CONSTRUCTION WILL BE COMPLETED PRIOR TO THE BEGINNING OF WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.  
 4. SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST OBTAIN AN "NOT PERMIT" - COMPLETION OF CONSTRUCTION AND PAVING TO OBTAIN AN "NOT PERMIT".  
 5. CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED DIRTIES, UPON PROJECT COMPLETION AND OBTAINING "NOT PERMIT", REMOVE ALL EXCESS MATERIALS AND DEBRIS FROM THE PROJECT SITE. MAINTAIN DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.  
**GENERAL STORM WATER POLLUTION CONTROL NOTES:**  
 1. FOR ALL ACTIVITIES, CONTRACTORS SHALL 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:  
 - STATE OF UTAH  
 - ANTELOPE DRIVE  
 - SYRACUSE, UT 84025  
 - PH: (801) 664-4724  
 - FAX: (801) 664-4724  
 ALL SWPPP BASED ON SWPPP BASED 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:**  
**TRAIL LAND DEVELOPMENT**  
 2777 N HWY 89 SUITE 200  
 PLEASANT VIEW, UT 84061  
 (801) 644-7701



STREETS TO BE SWEEP WITHIN 100 FEET OF THE CONSTRUCTION SITE TO PREVENT DIRT FROM ENTERING THE STREETS. ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION SITE MUST BE CLEANED AND SEEDMENT TRAPPED ONTO ROADWAYS.

REV.	DATE	DESCRIPTION

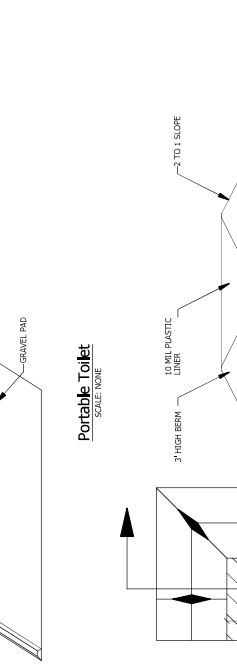
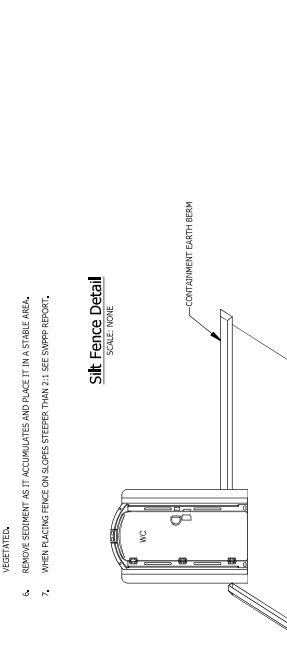
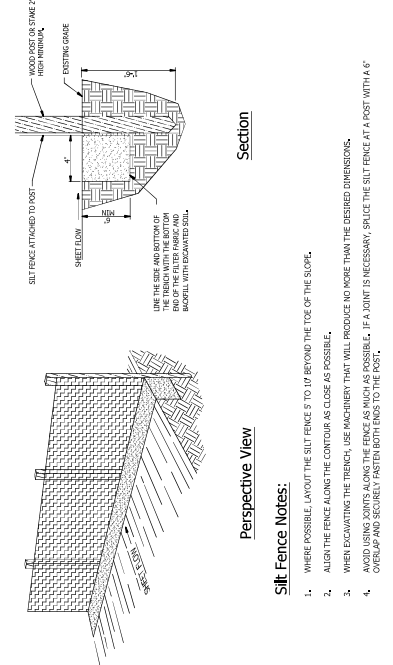
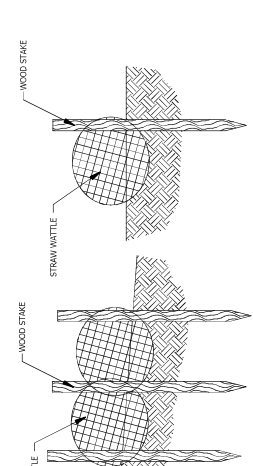
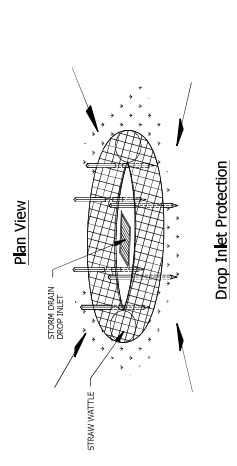
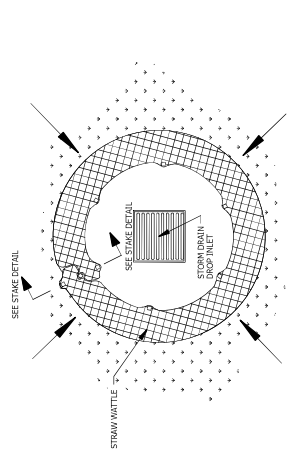
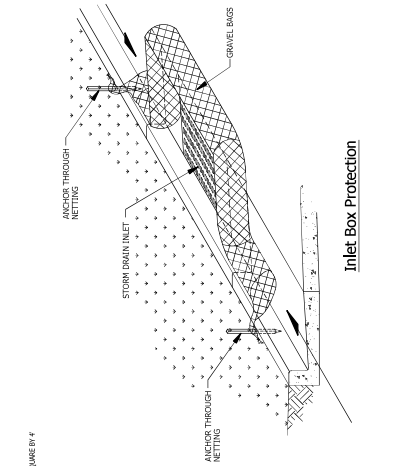


**VERIFY SCALES**  
 8 1/2" X 11" (OR OTHER STANDARD DRAWING SCALE) FOR THIS SHEET. VERIFY ALL SCALES ON THIS SHEET. VERIFY ALL SCALES ON THIS SHEET.

**PROJECT INFO:**  
 Project: T. PARKLAND  
 Drawn: T. PROUDMORE  
 Date: 11/11/2015  
 Plot No.: 125-15-04

SHEET TITLE

**EROSION CONTROL DETAILS**



- Erosion Control Notes:**
- AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
  - THE CONTRACTOR SHALL REMOVE LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER FROM THE SITE ON A DAILY BASIS. STORM WATER SHALL NOT BE ALLOWED TO CONTAMINATE ANY ADJACENT PROPERTY OR WATERWAY. STORM WATER SHALL BE COLLECTED IN A DRAINAGE DITCH OR TRAP AND DISPOSED OF PROPERLY. STORM WATER SHALL NOT BE ALLOWED TO RUN OFF THE SITE, VELOCITATE THROUGH FACILITIES, SILT FENCE, AND INLET PROTECTION WALL. IMPROPER DISPOSAL OF STORM WATER SHALL BE PROHIBITED.
  - CONTRACTOR SHALL USE VEGETATION CONTROL AT ALL LOCATIONS WHERE BARE SOIL EXISTS ON OR OFF THE SITE. VEGETATION CONTROL SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN REVEGETATED.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING STREETS CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, TRAPS OR PANS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CHANNELS AND EROSION CONTROL FACILITIES AS REQUIRED, AND SHALL REMOVE SEDIMENT FROM SEDIMENT TRAPS OR PANS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
  - EXCEPT AS PROVIDED IN (A), (B), AND (C) BELOW, THE CONTRACTOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
  - (A) WHERE THE INITIATION OF STABILIZATION MEASURES BY THE CONTRACTOR AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASED IS PRACTICABLE, CEASES TO BE PRACTICABLE DUE TO SOIL MOISTURE OR WEATHER CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
  - (B) IN AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 100 INCHES), STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASED UNTIL THE NEXT RAINFALL EVENT. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
  - (C) IN AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 40 INCHES), STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
  - ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REVEGETATED OR SEEDING PER PLAN.
  - EROSION CONTROL STRUCTURES BELOW 600 FEET SHALL BE REMOVED ONCE SOIL AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES ABOVE 600 FEET SHALL BE REMOVED ONCE SOIL AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION MEASURES ARE INITIATED. EROSION CONTROL STRUCTURES SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION MEASURES ARE INITIATED. EROSION CONTROL STRUCTURES SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION MEASURES ARE INITIATED. EROSION CONTROL STRUCTURES SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION MEASURES ARE INITIATED.
  - THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR FINISH GRADING OR STORM SEWER CONSTRUCTION.
  - THE CONTRACTOR SHALL MAINTAIN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHEREVER:
    - THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO RECEIVING WATERS.
    - INSPECTIONS OR INVESTIGATIONS BY STATE, LOCAL, OR FEDERAL AGENCIES INDICATE THE SWPPP IS PROVIDING INEFFECTIVE CONTROL OF POLLUTANTS.
    - ELIMINATING OR SIGNIFICANTLY REDUCING POLLUTANTS FROM SOURCE IDENTIFIED UNDER PART 12.04 OF THE PERMIT, OR OTHERWISE IDENTIFIED BY THE CONTRACTOR AND/OR SUBCONTRACTOR WILL IMPROVE A MEASURE OF THE SWPPP IN ORDER TO IDENTIFY THEIR ROLE AND RESPONSIBILITY FOR THE SWPPP.
    - THE SWPPP IS TO BE REVIEWED BY THE EXECUTIVE SECRETARY (OR AUTHORIZED REPRESENTATIVE) IN THE SAME MANNER AS PART 12.04 OF THE PERMIT.
  - THE CONTRACTOR SHALL KEEP A RECORD OF THE STATES WHEN MAJOR GRADING ACTIVITIES OCCUR. WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, AND INCLUDE THIS INFORMATION IN THE SWPPP.
  - THE CONTRACTOR SHALL NOTE THAT FLUCTUATIONS OF THE GROUNDWATER TABLE MAY OCCUR DUE TO VARIOUS FACTORS NOT EVIDENT AT THE TIME OF PREPARATION OF THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY DEMATERING PERMITS REQUIRED FOR THE PROJECT.
  - THE PROJECT SITE IS IN A FLOOD ZONE "X" WHICH DENOTES AREAS OUTSIDE THE 1% ANNUAL CHANCE OF FLOOD.
  - THERE ARE NO SURFACE WATER FEATURES LOCATED ON THIS SITE.
  - THE SWPPP SHALL BE MAINTAINED AND KEPT UP TO DATE AS THE REQUIREMENTS CHANGE. THE SWPPP SHALL BE MAINTAINED AND KEPT UP TO DATE AS THE REQUIREMENTS CHANGE. THE SWPPP SHALL BE MAINTAINED AND KEPT UP TO DATE AS THE REQUIREMENTS CHANGE. THE SWPPP SHALL BE MAINTAINED AND KEPT UP TO DATE AS THE REQUIREMENTS CHANGE.
  - ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGE FROM THE SITE. CONCRETE TRUCK WASHING SHALL BE DONE AT THE LOCATION SHOWN.
  - MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
  - FUGITIVE DUST BLOWING FROM THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DIRT AREAS OF THE SITE, THE USE OF MOTOR OILS AND OTHER FUGITIVE DUST CONTROL MEASURES OR OTHER MEASURES AS NECESSARY TO REDUCE FUGITIVE DUST.
  - NO RUBBER TIRMS, TIRMS, GARAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
  - ALL MEASURES PRESENTED IN THE SWPPP SHALL BE INITIATED AS SOON AS PRACTICABLE.
  - IF THE GRAVEL CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER THE PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT WASH WATER AND PREVENT IT FROM ENTERING THE PUBLIC ROAD.
  - ALL MATERIALS SKIDDED, DROPPED, OR TRAZED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
  - IF SOIL STICKING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
  - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS BEEN OBTAINED AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES. COVERS WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN OBTAINED.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STAKE WALLS, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
  - ALL OPPOSITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAIN CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
  - THE CONTRACTOR SHALL POST THESE PLANS AND THE SWPPP IN THE JOB TRAILER, LOG ALL CHANGES, AND UPDATE PLANS AND SWPPP AS REQUIRED.
  - CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES (BMPs) AND CONFORM TO ALL CITY AND STATE REQUIREMENTS FOR EROSION CONTROL AND STORM WATER PROTECTION.
  - IN THE UNLIKELY EVENT THAT A PHASE DOES NOT IMPROVE ACCESS AND/OR AN ACCESS ROAD IS CONSTRUCTED, BEST MANAGEMENT PRACTICES SHALL BE APPLIED IN ANY TEMPORARY OR PERMANENT STRUCTURES OR ACCESS POINTS.
  - THE CONTRACTOR SHALL COMPLETE WEEKLY INSPECTIONS FOR THE CITY'S RECORDS, COVERING WEEKLY INSPECTIONS AND MAINTENANCE.
  - EXISTING PERMITS REMAINING TO ACT AS CONSTRUCTION FENCING. IF PERMITS REMAINING IS REMOVED, A CONSTRUCTION SHALL BE INSTALLED UNTIL A NEW FENCE OR WALL IS CONSTRUCTED.

**PARKLAND BUSINESS CENTER**  
**2747 PARKLAND BOULEVARD**  
**PLEASANT VIEW, UTAH**

TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN  
 LOCATED WITHIN SECTION 25

PROJECT TITLE

REV.	DATE	DESCRIPTION



**VERIFY SCALES**  
 BARS IS ONE EACH ON ORIGINAL DRAWING  
 IF NOT TO SCALE, THE SCALE SHALL BE INDICATED BY THE ARCHITECT

**PROJECT INFO**  
 Project No.: 158-04  
 Date: 11/11/2025  
 Drawn by: T. THOMPSON  
 Checked by: T. THOMPSON

**LANDSCAPE PLAN**

SHEET NO. **L1.00**

PLANTING SCHEDULE		
SYMBOL	BOTANICAL / COMMON NAME	SIZE QTY
<b>TREES</b>		
(Symbol)	Carpinus betulus / Fraxinifolia / Frax	2" Cal. 5
(Symbol)	Fraxinus pennsylvanica / Frax	2" Cal. 5
(Symbol)	Juniperus scopulorum / Mopora Juniper	7" Ht. 18
(Symbol)	Pyrus x 'NICKY' / Javalisk Pear	2" Cal. 4
(Symbol)	Zabrota serrata / 'Muscadino' / Muscadino	2" Cal. 2
(Symbol)	Japanese Zelkova	2" Cal. 2
<b>SHRUBS</b>		
(Symbol)	Daphne genkwa / 'Cockatoo' / Cockatoo	5 gal. 5
(Symbol)	Bush Cinquifolium	5 gal. 9
(Symbol)	Juniperus sabina / 'Blue Star' / Blue Star	5 gal. 9
(Symbol)	Loquatium chinensis / 'Rusby' / Rusby	5 gal. 6
(Symbol)	Prunella sp. / 'Dwarf Nectarine' / Dwarf Nectarine	5 gal. 3
<b>GRASSES</b>		
(Symbol)	Calamagrostis canadensis / 'Kent Bluegrass' / Kent Bluegrass	5 gal. 13
(Symbol)	Kent Bluegrass / Feather Reed Grass	5 gal. 13

MATERIAL SCHEDULE	
SYMBOL	DESCRIPTION
(Symbol)	New Lawn Area, Provide Drought Tolerant Moisture Install over 4" deep min of topsoil
(Symbol)	Exteriors: 4" x 8" minus Cobble (or approved equal) Install 4" deep min over top weed barrier fabric.
(Symbol)	Exteriors: 4" x 8" minus Cobble (or approved equal) Install 4" deep min over top weed barrier fabric.

**GENERAL LANDSCAPING NOTES**

CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS RELATED TO THIS PLAN AND IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

TOP SOIL SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH ALL CITY CODES PRIOR TO PLANTING AND SHALL BE COMPATIBLE WITH THE LANDSCAPE ARCHITECT'S PLAN.

ALL PLANTS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE SET IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

ALL PLANT MATERIAL SHALL BE PROVIDED WITH THE SPECIFICATIONS SET FORTH IN THE SPECIFICATIONS SHOWN ON THE PLAN AND APPROVED BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING QUANTITIES AND PROVIDING ALL MATERIALS AND SHALL VERIFY ALL QUANTITIES AND MAKE ADS.

ANY PROPOSED PLANT SUBSTITUTIONS SHALL MATCH THE SPECIFIED SPECIES IN GENERAL FORM, HEIGHT, BRANCHING HABIT, LEAF COLOR, FLUIT AND GULL REFS.

PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2" OF COMPOSTED MULCH FULFILLING INTO A DEPTH OF 4 INCHES.

ALL PLANTS SHALL BE WATERED AND MAINTAINED FOR 90 DAYS AFTER INSTALLATION.

TOP SOIL SHALL BE FULFILLED AND MAINTAINED FOR 90 DAYS AFTER INSTALLATION.

CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS RELATED TO THIS PLAN AND IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

TOP SOIL SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH ALL CITY CODES PRIOR TO PLANTING AND SHALL BE COMPATIBLE WITH THE LANDSCAPE ARCHITECT'S PLAN.

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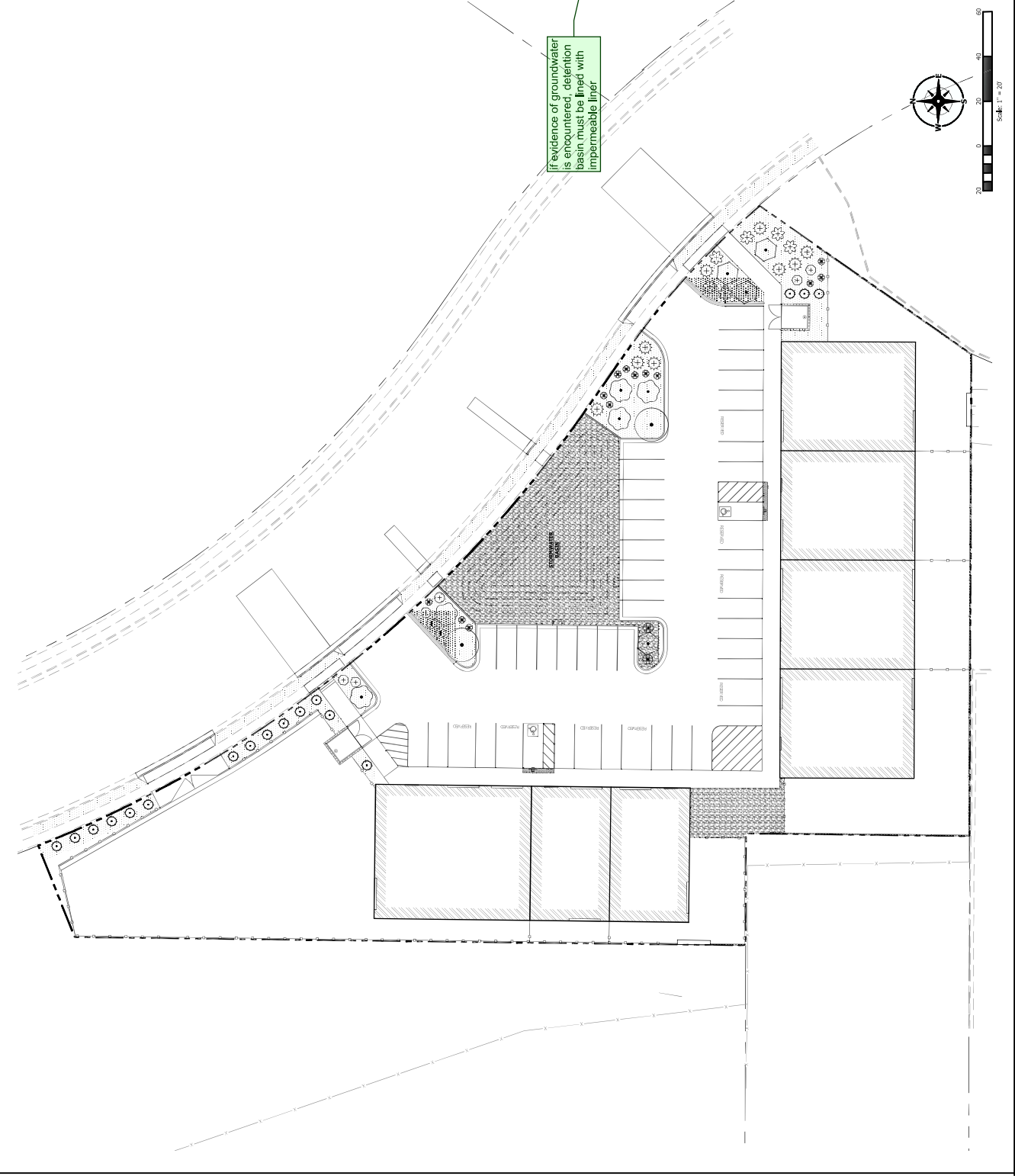
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If evidence of groundwater is encountered, deletion basin must be lined with impermeable liner.

