



Planning Commission Staff Report

Rodney Anderson Building - Expansion

Site Plan Amendment

July 9, 2026

BASIC INFORMATION

Applicant: Jason Ball – Ridgeline Design
Owner: Rodney Anderson

Acreage: 1.01 Acres
Location: 1530 W Stone Field Way | Weber County Parcel: 19-236-0004
Zone: MCM (Manufacturing Commercial Mix)

PROPOSAL AND BACKGROUND

The Planning Commission will discuss and consider approval of an amendment to a previously approved site plan for the property located at 1530 W Stone Field Way,

ALL OF LOT 10, STONE FIELD BUSINESS PARK PHASE 2, PLEASANTVIEW CITY, WEBER COUNTY, UTAH.

The requested change includes a 6,160 square foot addition to their existing building (5,000 square feet) and adjustments to the parking layout.

PLANNING COMMISSION REVIEW

The application for Site Plan Amendment has been reviewed by the Development Review Committee to assure that the proposed amendment complies with all standards for the MCM zone. Requirements for setbacks, height, screening and landscaping have been reviewed and found to meet zone requirements.

Parking:
18.33.050

B.8 - Parking general standards states that warehousing uses require 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.

Staff Comments:

The submitted site plan shows the gross square footage is approximately 11,160 square feet which would require approximately eleven to twelve (11-12) parking spaces. The proposed site plan shows eighteen (18) spaces including three (3) ADA stalls.

STAFF RECOMMENDATION

Staff recommend approval of this application for a site plan amendment, with any outstanding conditions indicated on the City Engineer's memo, Fire Marshal's memo, staff and public works comments on application plans.

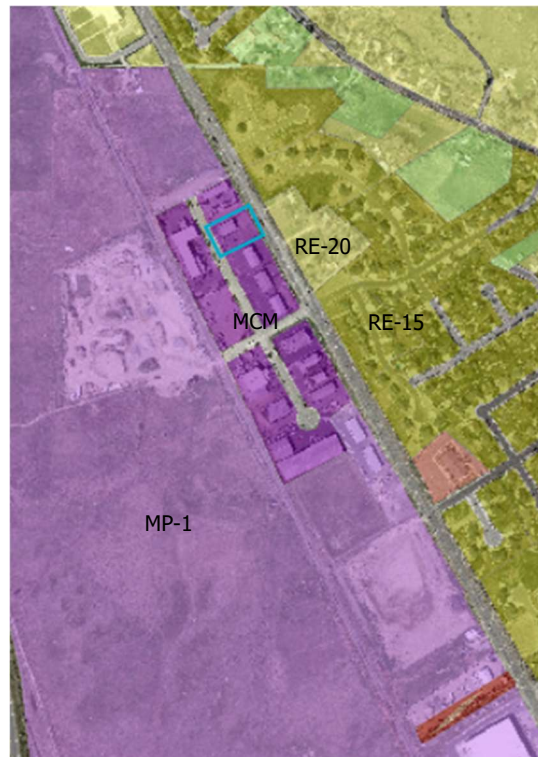
STAFF CONTACT

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

ATTACHMENTS

- 1) Vicinity Map / Zoning Map
- 2) Plans
- 3) Engineer's Memo
- 4) Fire Marshal

ATTACHMENT 1) Vicinity Map / Zoning Map

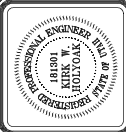


ATTACHMENT 2) Plans

ATTACHMENT 3) Engineer's Memo

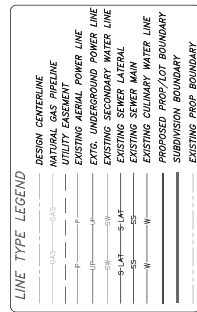
ATTACHMENT 3) Fire Marshal Memo

MOUNTAIN ENGINEERING
2250 W OLD HIGHWAY ROAD
MORGAN, UTAH 84050
TEL (801) 876-3978
mountainengineering@comcast.net

[illegible]

DESIGNED BY: K. W. H. / 吳國輝	DATE: MAY, 2018/MARCH 2026
DRAWN BY: 吳國輝	

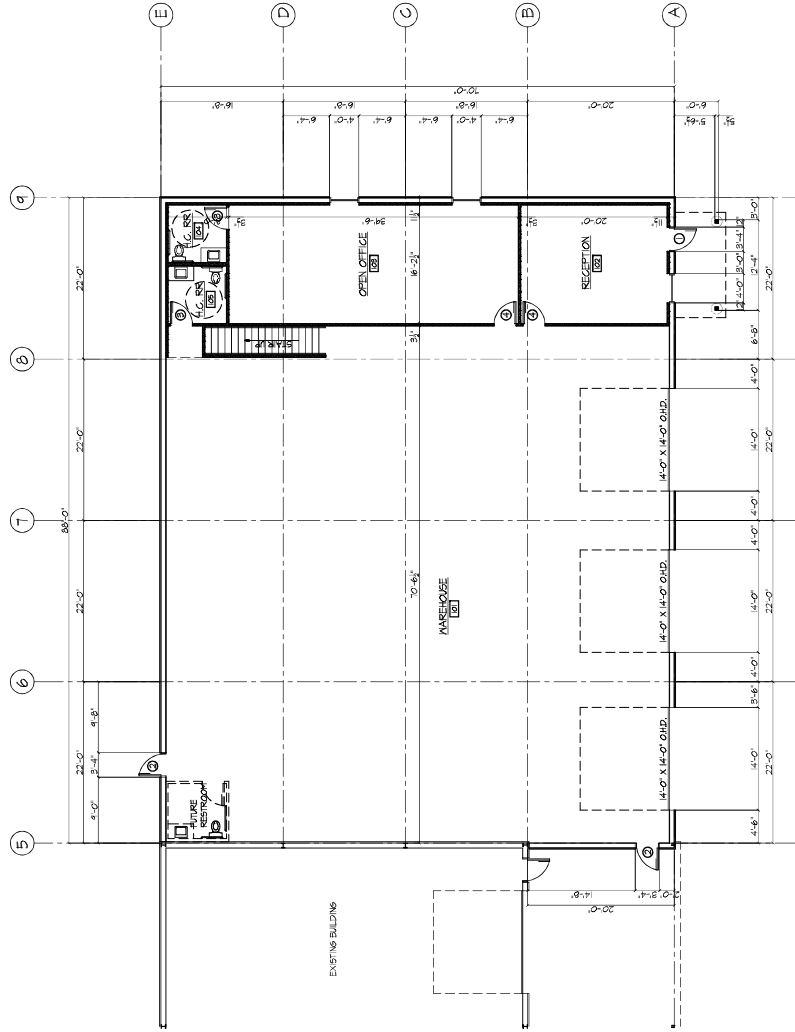
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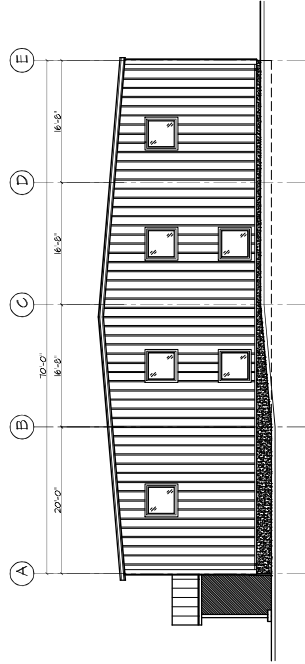
UTILITIES:
ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE.
INCLUDE STAKE PRIOR TO CONSTRUCTION.
VARIIFY EXISTING UTILITY LOCATIONS, SIZE AND TYPE WITH
RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

ALL WORK TO COMPLY WITH RULES 309-500 THROUGH 309-650 OF THE UTAH

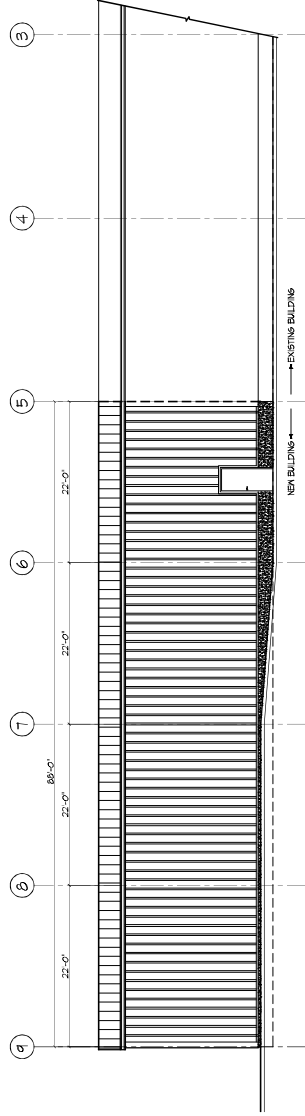
5. Location. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.



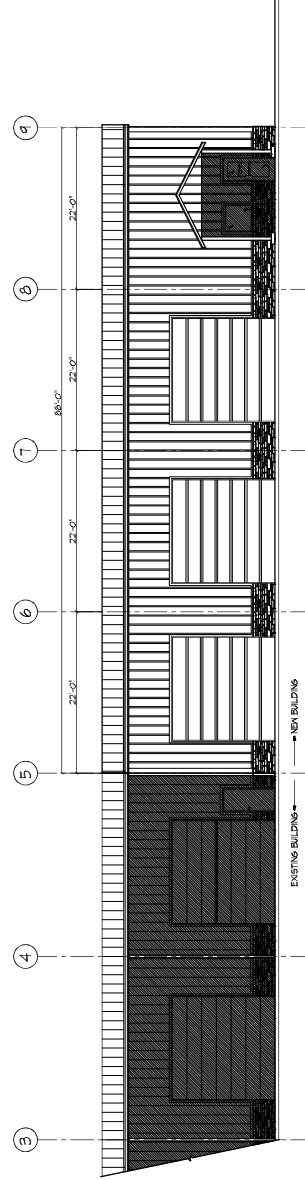
MAIN FLOOR PLAN		A1
PROJECT: RODNEY ANDERSON BUILDING ADDITION DATE: 10-20-2025 DRAWN BY: J. ANDERSON CHECKED BY: J. ANDERSON PROJECT NO: 2025-001		
RIDGE LINE DESIGN ARCHITECTS 1700 E. 5500 S. 300 SOUTH OGDEN, UT 84403 PHONE: 801-224-1000 FAX: 801-224-1001		



WEST EXTERIOR BUILDING ELEVATION
SCALE 1/8"=1'-0"

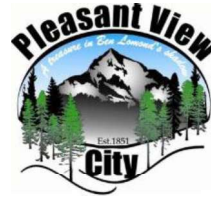


NORTH EXTERIOR BUILDING ELEVATION
SCALE 1/8"=1'-0"



SOUTH EXTERIOR BUILDING ELEVATION
SCALE 1/8"=1'-0"

EXTERIOR BUILDING ELEVATIONS		A4
RIDGELINE DESIGN		DATE: 10-2025
ARCHITECTS		PROJECT: RODNEY ANDERSON BUILDING ADDITION
1700 E. 5500 S. #20 SOUTH OGDEN, UT 84403		PLANNING: R. L. LARSEN
PHONE: 801-224-2244 FAX: 801-224-2149		



MEMORANDUM

To: Pleasant View City

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

RE: **Site Plan Review #1**
1530 Stone Field Way (Building Addition)

Date: April 23, 2026

SITE PLAN REVIEW

For the purposes of the Improvements Plan review, we offer the following comments:

1. Storm Water/Low Impact Development
 - a. Storm water detention calculations do not meet City Standards; however, provided new detention exceeds required amount. Detention design okay.
 - b. Owner-executed Long-Term Storm Water Management Agreement is required for all detention/retention/LID measures prior to acceptance of improvement plans. Please use USWAC O&M Plan template for Exhibit B.
2. See plans for miscellaneous comments.

No work may commence on the site until:

1. Plans are accepted;
2. A preconstruction meeting is held; and
3. Pleasant View City Storm Water Construction Activity Permit, complete with SWPPP and NOI, is submitted.

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

Attachments: Long-term storm water management agreement template

Plans/plat with comments



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

April 9, 2026

RE: Rodney Andersen Building Expansion

As the Authority Having Jurisdiction (AHJ), I have reviewed the Site Plan for the Rodney Andersen Building expansion located at Lot 10 of the Stone Field Business Park Phase 2 subdivision, 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.

2. **Fire Suppression & Life Safety Features:**

Current plans do not identify a dedicated fire line for a fire sprinkler system. Please note the following:

- **Sprinkler Requirement:** The combined square footage of the existing structure and the proposed expansion exceeds the threshold requiring an automatic fire suppression system.
- **Alternative Compliance:** To waive the sprinkler requirement, a minimum 2-hour firewall must be designed and constructed to structurally and legally separate the existing building from the new expansion. The 2-hour firewall must meet all IBC/IFC requirements for structural independence and continuity.

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
Deputy Chief/ Fire Marshal
North View Fire District