



Planning Commission Staff Report

Fox Meadow Veterinary Hospital

Site Plan / Conditional Use Permit

July 9, 2026

BASIC INFORMATION

Applicant: 814 Services LLC – Daniel Harris
Owner: Triterra West

Acreage: 2.13 Acres
Location: 615 W Fox Meadow Dr. | Weber County Parcel: 17-418-0022; 17-063-0082
Zone: CP-2 (Planned Commercial)

PROPOSAL AND BACKGROUND

The Planning Commission will discuss and consider approval of a Site Plan and Conditional Use Permit for a Veterinary Clinic/Hospital located at 615 W Fox Meadow Dr.,

ALL OF LOT 22, FOX MEADOW PHASE 5A, PRUD SUBDIVISION, PLEASANTVIEW CITY, WEBER COUNTY, UTAH.

The proposed development is a 8,425 square foot building with 4,469 feet of the building being finished in the initial phase and the remaining interior area of the building to be finished at a future date.

PLANNING COMMISSION REVIEW

The parcels indicated are currently under review for a Boundary Adjustment that will be approved through the Development Review Committee. Parcel 17-418-0022, that is shown on the Zoning Map as CP-1, has been rezoned to CP-2 to make the zoning consistent.

CONDITIONAL USE:

The property is currently an undeveloped lot in the CP-2 zone. The proposed use of a Veterinary/Animal Hospital is a Conditional Use, requiring a Conditional Use Permit.

Municipal Code 18.31

Animal hospital, small animals only and provided is conducted within completely enclosed building	N	C	P
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18.31.010 Purpose and Intent.

A. The intent of the planned commercial zones is to permit the establishment of a well designed complex of retail commercial facilities for a neighborhood, community, or region which will provide goods and services for the people to be served, minimize traffic congestion on thoroughfares and public streets in their vicinity and which shall best fit the general environment and land use pattern of the area to be served.

B. The protective standards for site use and development contained in this chapter are intended to minimize any adverse effect of the planned commercial zone itself. If required, submission of a market analysis is intended to serve as a guide to the planning commission in the evaluation of an application in terms of the need or desirability to change the comprehensive zoning plan in the public interest, and the amount of land included in the rezoning application which could be realistically supported in commercial use. Such information is further intended to substantiate a finding that the proposed development will promote the general welfare of the city.

2. Planned Community Commercial CP-2, provides in addition to convenience goods, a wider range of facilities for the sale of retail goods and personal services for the neighborhood and community.

SITE PLAN REVIEW:

Parking:

18.31.050 Yard and Height Regulations:

A. Maximum Heights.

1. CP-1 and CP-2 - 35 Feet;
2. CP-3 - 65 feet

B. Minimum Yard Setbacks.

1. Front, twenty feet for all buildings and walls or fences over three feet in height.
2. Side, none except ten feet adjacent to residential boundary.
3. Side facing street on corner lot twenty feet.
4. Rear, none except ten feet where building rears on a residential zone. (Ord. 91-1, 6/11/91)
5. Any yard which abuts 600 West, 1000 West or that part of 1100 West below Pleasant View Dr., requires a minimum setback of forty feet for all buildings and walls or fences over three feet in height. (Ord 96-14, 9/24/96)

18.31.060 Special Parking Requirements.

There shall be provided off-street parking facilities in the ratio of not less than three square feet of parking for each one square foot of sales floor area within the development; or as determined by the planning commission and/or city council. 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. (Ord.2024-23, dated 11/26/24; prior code: Ord. 91-1, 6/11/91)

Staff Comment:

The proposed project site plan shows a total of 69 parking stalls, including 2 ADA stalls.

18.31.070 Protection of Adjoining Residential Properties-Buffer zone

The intent of which is to separate noisy or unsightly commercial/manufacturing functions from residential functions. This buffer zone shall be created under the direction of and with the approval of the planning commission. The buffer zone shall be adapted to both the

closeness to the residential use and to the nature of the commercial function. The buffer may be by planting, fence, distance or a combination of the three. Fences or planting, if used, shall conform to the requirements as set forth by the planning commission. (Ord. 91-1, 6/11/91)

Staff Comment:

The submitted site plan shows approximately an 86-foot separation from the adjoining residential property to the proposed building with landscaping and trees for buffering.

Signage:

Signage to be reviewed by separate building permit application.

STAFF RECOMMENDATION

Staff recommend approval of this application for a site plan and conditional use permit, with any outstanding conditions indicated on the City Engineer'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

ATTACHMENT 1) Vicinity Map / Zoning Map



ATTACHMENT 2) Plans

ATTACHMENT 3) Engineer's Memo



**FOR REVIEW
NOT FOR CONSTRUCTION**

DATE PRINTED
April 1, 2026

C-001 GENERAL NOTES

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS WORKING ON OR RELATED TO THESE RAILS ARE PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS ARE PROMISED A SAFE PLACE TO WORK AND THE RAILROADS OF THE U.S. DEPARTMENT OF TRANSPORTATION AND THE U.S. DEPARTMENT OF JUSTICE WILL ENFORCE THESE PROTECTIONS. ALL EMPLOYEES ARE PROMISED A SAFE PLACE TO WORK AND THE RAILROADS OF THE U.S. DEPARTMENT OF TRANSPORTATION AND THE U.S. DEPARTMENT OF JUSTICE WILL ENFORCE THESE PROTECTIONS. ALL EMPLOYEES ARE PROMISED A SAFE PLACE TO WORK AND THE RAILROADS OF THE U.S. DEPARTMENT OF TRANSPORTATION AND THE U.S. DEPARTMENT OF JUSTICE WILL ENFORCE THESE PROTECTIONS.

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERWRITTEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, SCHEDULING, SITE CLEANING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.

1. ALL WORK SHALL CONFORM TO PLEASANT NEW CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



PROJECT NUMBER 14433	PRINT DATE 2026-04-01
PROJECT MANAGER C PRESTON	DESIGNED BY M ELMER



WWW.ENSIGNENG.COM

FOR:
A-4 SERVICES, LLC

1866 TWELVE MONTHS

CONTACT:

DANIEL HARRIS

PURE JADE

PLEASANT VIEW VETERINARY CLINIC

2700 NORTH 600 WEST
PLEASANT VIEW, UTAH



CALL 811 BEFORE ANY
DIGGING OR CONSTRUCTION
TO THE COMMERCIAL
PROPERTY

BENCHMARK
THE BENCHMARK OF SECTION 16
TOWNSHIP 3 NORTH, RANGE 10
EAST, 4TH MERIDIAN
SECTION 16, TOWNSHIP 3 NORTH,
RANGE 10 EAST, 4TH MERIDIAN
ELEVATION 4210.48'



ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
1700 N. 400 West
Salt Lake City, UT 84141
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.943.3590

CEDAR CITY
Phone: 435.885.1453

RICHFIELD
Phone: 435.882.2883

WWW.ENSIGNENGINEERING.COM

LAND USE TABLE		
DESCRIPTION	QUANTITY	PERCENTAGE
BUILDING	8,423 sq. ft.	9.0%
LANDSCAPE	22,899 sq. ft.	25.0%
LANDSCAPE	9,443 sq. ft.	10.0%
TOTAL AREA	82,837 sq. ft.	100%
OFFICE PARKING FORMULA		
PARKING SPACES REQUIRED	4 SPACES PER 100 sq. ft.	
PARKING SPACES PROVIDED	68 SPACES	

GENERAL NOTES

- ALL WORK TO COMPLY WITH UTAH PLANNING ACT (UPA).
- EXISTING AND PROPOSED UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROPRIATE LOCATION BASED UPON RECORD DRAWINGS, FIELD SURVEY, AND VISUAL INSPECTION. THE PRESENCE OF UTILITIES, LOCATIONS, AND DEPTHS NOT SHOWN ON RECORD DRAWINGS OR FIELD SURVEY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE PRESENCE AND LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
- THE UTAH PLANNING ACT (UPA) REQUIRES THE PRESENCE OF UTILITIES TO BE SHOWN ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESENCE OF UTILITIES AND THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
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PROPOSED PROJECT
2700 NORTH 600 WEST
PLEASANT VIEW, UTAH

OWNER
LAKER INVESTMENTS LLC
1700-00-047

DESIGNER
ENGINTECH LLC
1700-00-035
STEVEN A. SHEPHERD
NICHOLSON THORNTON
FAMILY TRUST

PLEASANT VIEW VETERINARY CLINIC

2700 NORTH 600 WEST PLEASANT VIEW, UTAH



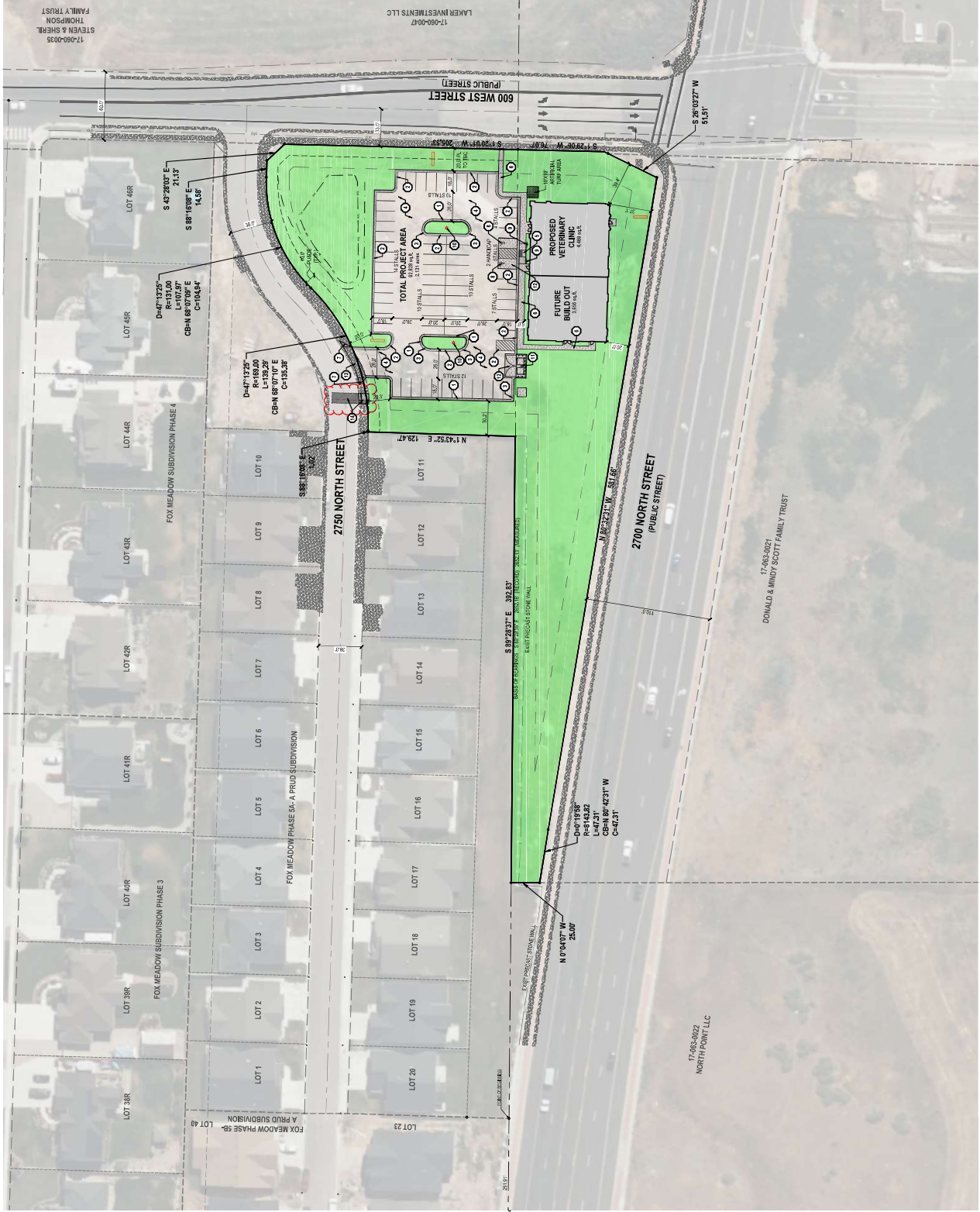
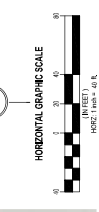
SITE PLAN

C-100

PROJECT NUMBER
2023-04-01

CITY
PLEASANT VIEW

CLIENT
LAKER INVESTMENTS LLC

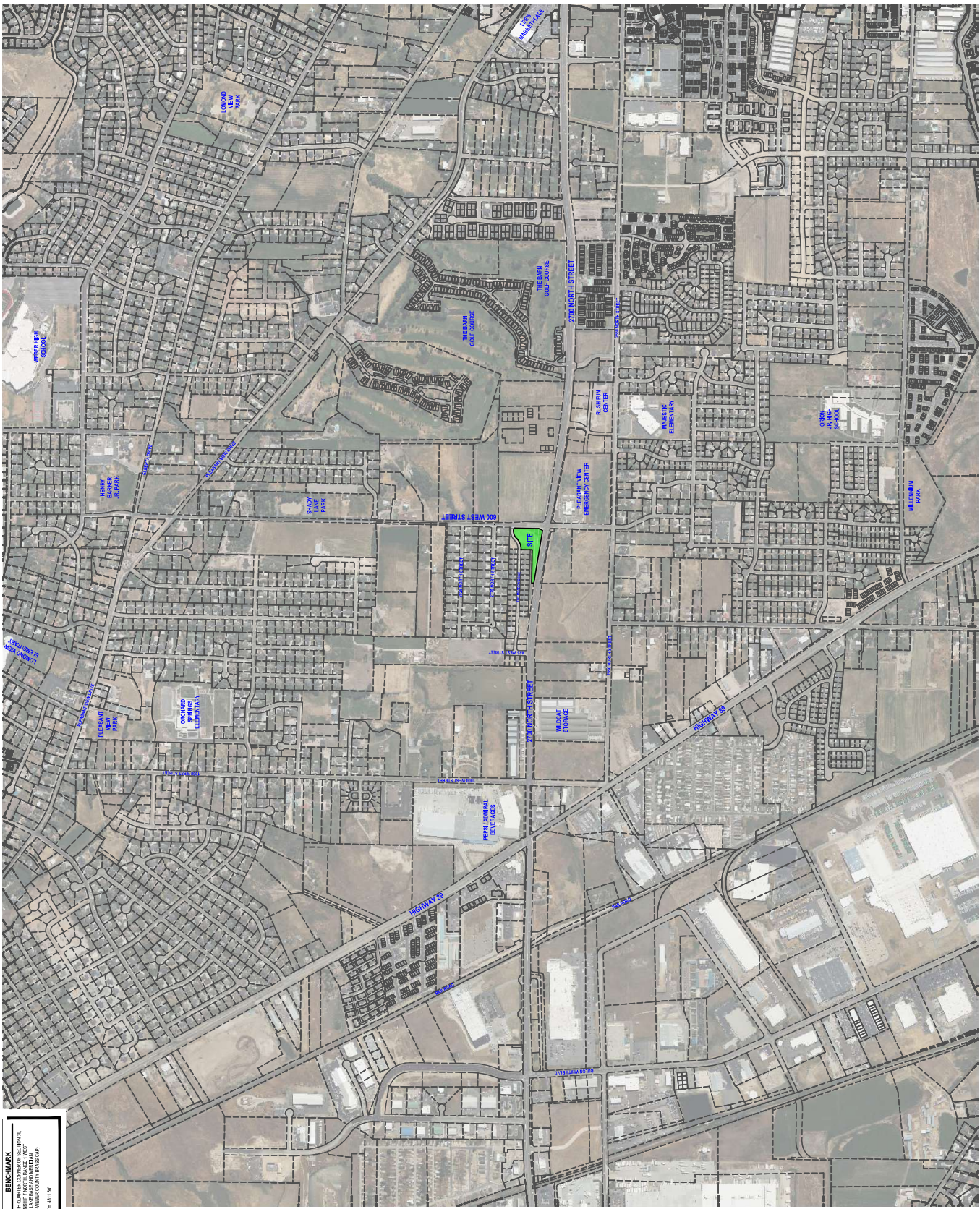


SOUTHEAST QUARTER CORNER
OF SECTION 16
TOWNSHIP 3 NORTH
RANGE 10 EAST
COUNTY OF WASATCH
STATE OF UTAH

SOUTHEAST QUARTER CORNER
OF SECTION 16
TOWNSHIP 3 NORTH
RANGE 10 EAST
COUNTY OF WASATCH
STATE OF UTAH

SCOPE OF WORK
1. PREPARE SITE PLAN FOR THE PROPOSED PROJECT.
2. CONDUCT FIELD SURVEY AND RECORD DRAWINGS.
3. PREPARE RECORD DRAWINGS FOR THE PROPOSED PROJECT.
4. PREPARE RECORD DRAWINGS FOR THE PROPOSED PROJECT.
5. PREPARE RECORD DRAWINGS FOR THE PROPOSED PROJECT.

NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.



BENCHMARK
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LAYTON
1910 S. 400 West
Layton, UT 84041
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SANDY
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Phone: 435.943.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.865.2383
WWW.ENSEIGNENGINEERING.COM

CALL BUREAUS & BITS
TO THE COMMERCIAL
OF ANY CONSTRUCTION
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TO THE COMMERCIAL
OF ANY CONSTRUCTION

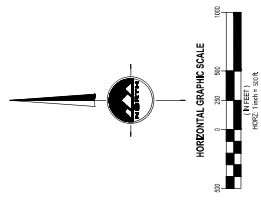
PLEASANT VIEW VETERINARY CLINIC
2700 NORTH VIEW, UTAH
PLEASANT VIEW, UTAH



NO. 14839
2025-04-01

VICINITY PLAN

PROJECT NUMBER
14839
C-101



811
Know what's below.
Call before you dig.

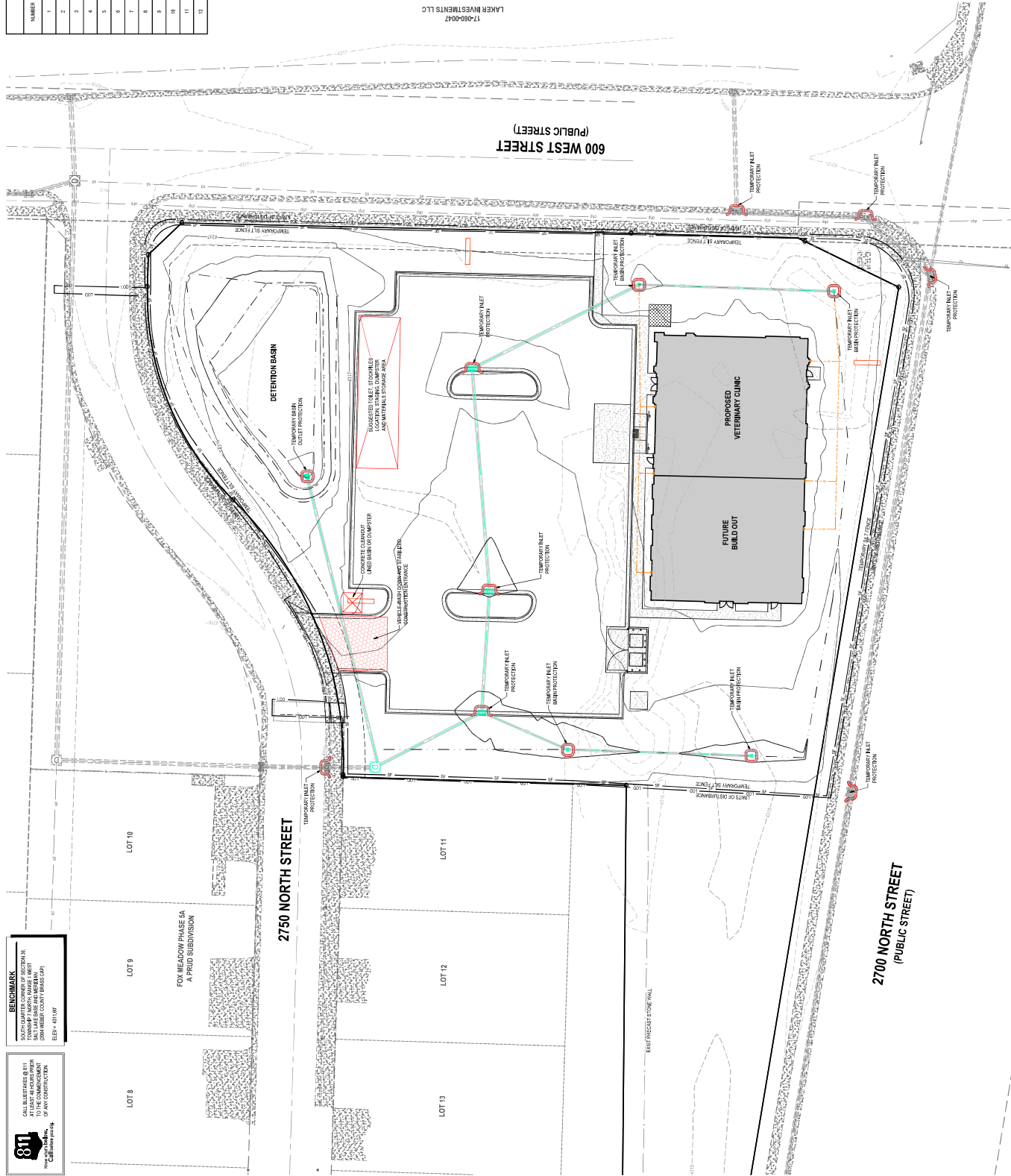
CALL BLUESTAKES @ 811
TO GET A HEADS-UP PRIOR
TO THE REMOVAL
OF ANY CONSTRUCTION

BENCHMARK
SOUTH QUARTER CORNER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 1 WEST
S201 (LAKE BASE AND MEXICAN
DRAW INEBER COUNTY BRASS CAP)
ELEV. = 4311.60'

811
Know what's below.
Call before you dig.

CALL BLUESTAKES @ 811
TO GET A HEADS-UP PRIOR
TO THE REMOVAL
OF ANY CONSTRUCTION

BENCHMARK
SOUTH QUARTER CORNER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 1 WEST
S201 (LAKE BASE AND MEXICAN
DRAW INEBER COUNTY BRASS CAP)
ELEV. = 4311.60'



REVISION SCHEDULE			COMPANY REPRESENTATIVE SIGNATURE	
NUMBER	DATE	AUTHOR		
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

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LAKE INVESTMENTS LLC
17-060-0047

PLEASANT VIEW VETERINARY CLINIC
2700 NORTH 600 WEST
PLEASANT VIEW, UTAH

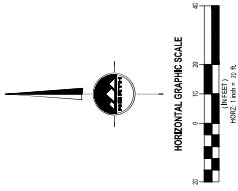


REC'D. DATE

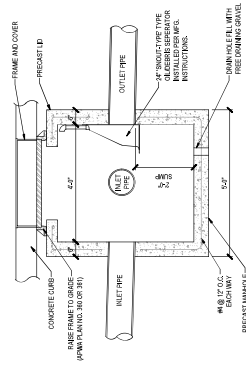
EROSION & SEDIMENT CONTROL PLAN

PROJECT NUMBER	14433	PRINT DATE	2026-04-01
PROJECT MANAGER	C.PRESTON	DESIGNED BY	MUELMER

C-400







SCALE: NONE



LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOO E L E

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHELIEU

Phone: 435.896.2983

WWW.ENSIGNENG.COM

.....

or

4 SERVICES, LLC

EROLEY, MICHIGAN 48072

CONTACT

SHREY THAKUR

PONE: 243-935-0074

PLEASANT VIEW VETERINARY CLINIC

2700 NORTH 600 WEST
PLEASANT VIEW, UTAH



NO.	DATE
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NOTES

NOTES

DETAILS

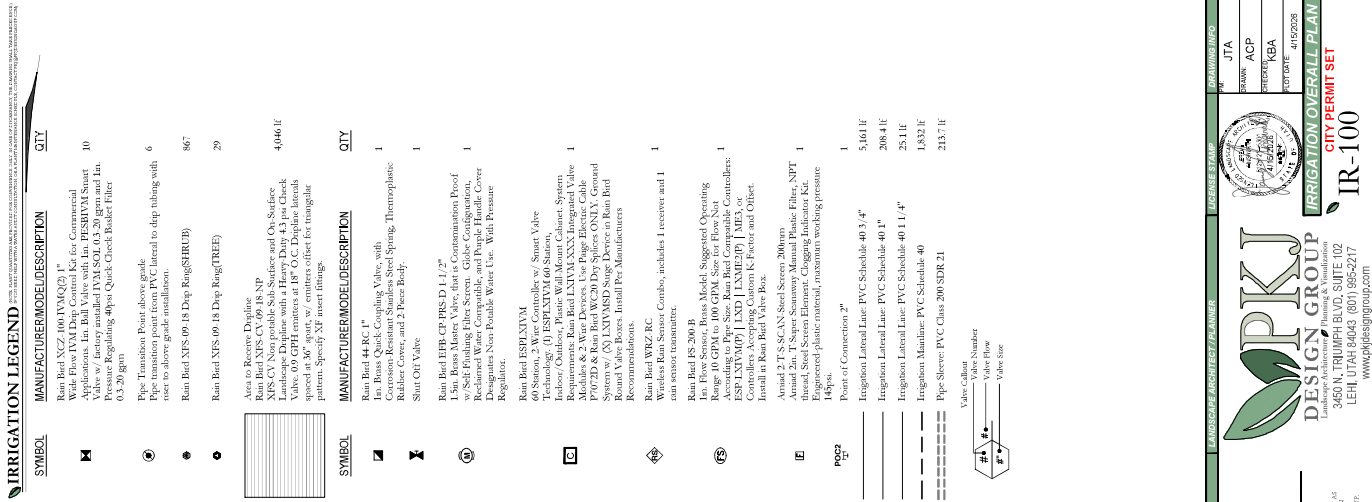
PROJECT NUMBER
14433

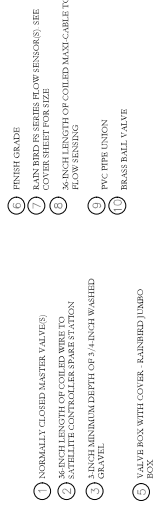
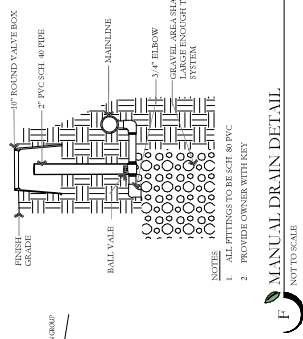
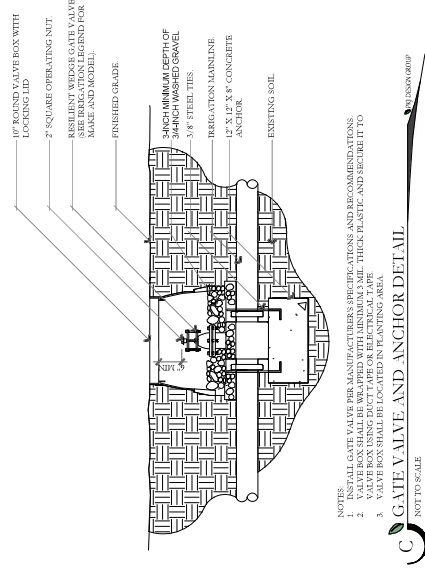
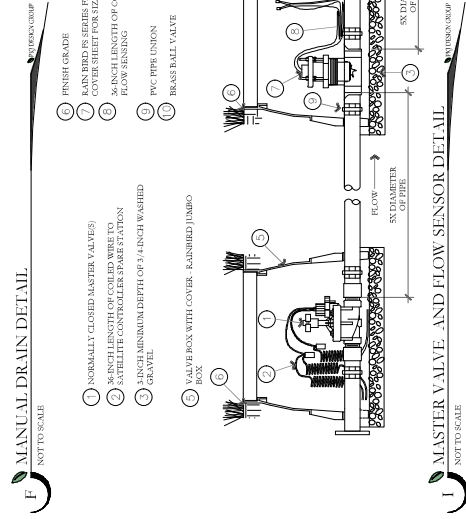
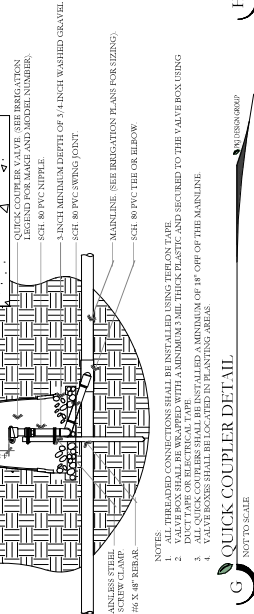
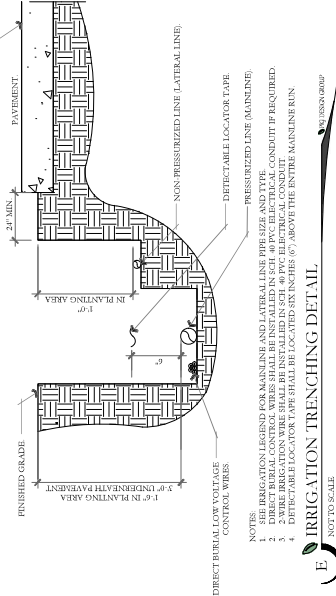
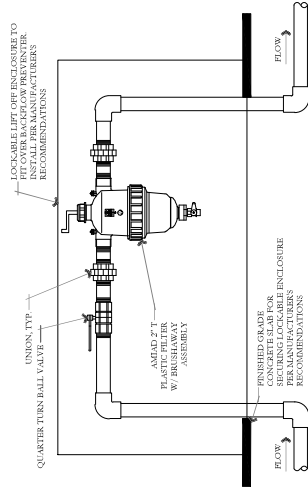
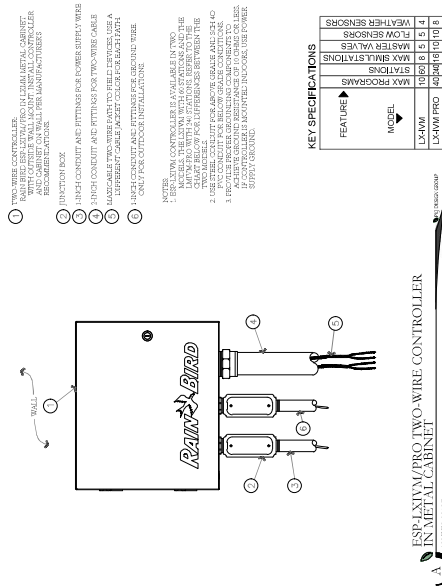
PRINT DATE
2026-04-01

DESIGNED BY
M. MELMER

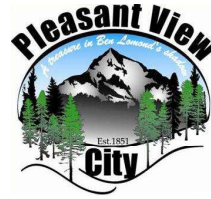
PROJECT MANAGER
C. PRESTON

C-501





KEY SPECIFICATIONS	
FEATURE	MODEL
MAX PROGRAMS	10/60
STATIONS	40/340
MAX SIMULATIONS	16/10
MASTER VALVES	5/5
FLOW SENSORS	4/8
WEATHER SENSORS	



MEMORANDUM

To: Pleasant View City

From: Shane Taggart, P.E.
City Engineer's Office
Jones & Associates Consulting Engineers

RE: **Site Plan Review #2**
Fox Meadows Vet Clinic

Date: June 18, 2026

IMPROVEMENT PLANS REVIEW

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

1. Boundary line adjustment required prior to approval.
2. Improvement Plan
 - a. Does the HOA need to be notified before cutting into a private road?
 - b. Please review the storm drain calculations. Does the orifice size need to be 6.9"?
 - c. Please note that the fire hydrant main line is privately owned and not owned or maintained by the City.
 - d. Please remove the Zelkova serrate "Musashino" trees from the park strip. We want to avoid any potential conflicts with powerline directly above.

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.