



Planning Commission Staff Report

Preliminary Subdivision – Budge Meadows

July 9, 2026

BASIC INFORMATION

Applicant(s):	Diane Budge
Property Owner(s):	Diane Budge
Acreage:	Approximately 3.22 acres
Lots:	4
Location:	1573 W Pleasant View Drive Weber County Parcel(s): 19-014-0005
Current Zone:	RE-20

PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider approval of a Preliminary Residential Subdivision located at approximately 1573 West Pleasant View Drive, to be known as Budge Meadows Subdivision. The application, including plans and required documents, has been through a series of review cycles and has been found to meet the requirements set forth in the standards of a residential subdivision in the RE-20 zone.

ANALYSIS

The subdivision application consists of 4 residential lots. All application materials have been reviewed by the Development Review Committee to ensure compliance with the requirements of the RE-20 zone, and all City Standards for development, including but not limited to:

- Minimum lot size 20,000 square feet
- Frontage – 100 feet
- Yard-Front Setbacks – 30 feet
- Yard-Side Setbacks – minimum 10 feet with combined 24 feet
- Yard-Rear Setbacks – 30 feet for main buildings

Additional requirements for Site Development Standards as defined in the attached section of Municipal Code 18.10 for the RE-20 zone and Pleasant View City Public Works Standards have been reviewed for compliance.

18.10.010 Use Regulations.

In residential zone RE-20 no building, structure or land shall be used, and no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

- A. Single-family dwellings;

Staff Comment: The proposed subdivision complies with the Use Regulations for the zone as the lots are intended for single-family dwellings.

Final Subdivision application and plat to be approved by the Development Review Committee.

STAFF RECOMMENDATION

Staff recommend approval contingent on all comments or corrections being addressed.

Conditions:

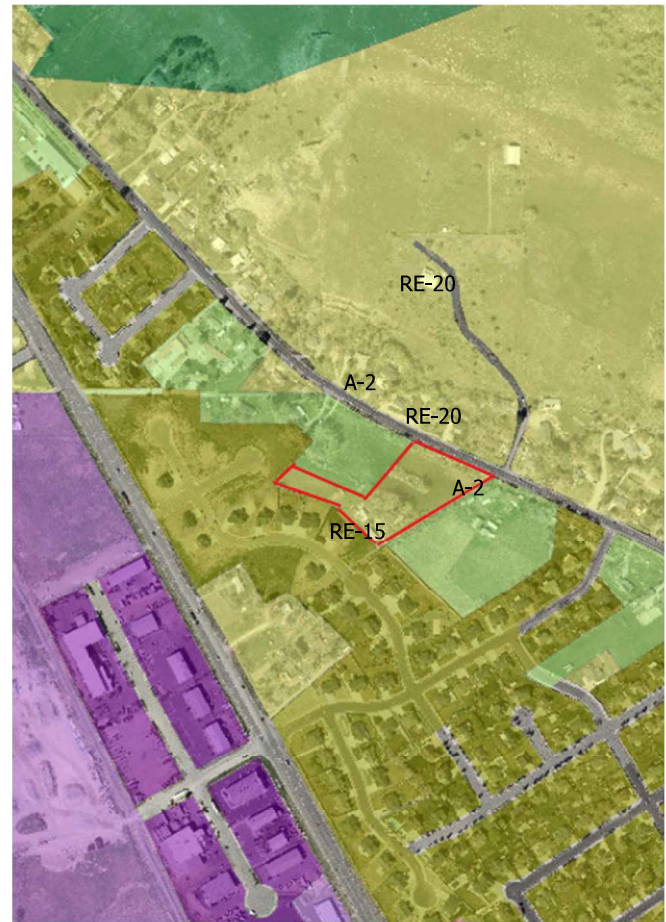
- 1) Satisfy all outstanding staff review comments and corrections on plan set
- 2) Comments on Engineer's Review Memo regarding: (attached)
 - Gap between proposed ROW and property line with Linda Budge
 - Lot 4 stormwater control
 - 10' PUE along cul-da-sac
 - Lot 3 MEU
 - Detention calculations

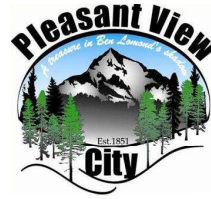
STAFF CONTACT

Tammy Eveson, Planner
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801-782-8529

ATTACHMENT(S)

- 1) Vicinity & Zoning Maps
- 2) Municipal Code Section 18.10
- 3) Subdivision Plat
- 4) Engineer's Memo

[illegible]



MEMORANDUM

To: Pleasant View City
From: Shane Taggart, P.E.
City Engineer's Office
Jones & Associates Consulting Engineers
RE: **Prelim Subdivision Review #3**
Budge Meadows
Date: June 30, 2026

COMMENTS

1. Plat:
 - a. The gap between the proposed ROW and the shared property line with Linda H. Budge needs to be addressed. It is my understanding that there have been a few options provided from our office to help address this (ie Boundary Line Adjustment and easements). Please address.
 - b. Previous comments requested a note that states Lot 4 needs to control stormwater runoff to neighboring properties. Please provide.
 - c. Previous comments requested a 10' PUE along the whole circumference of the cul-da-sac. Please provide.
 - d. Parcel A needs to be deeded to the City.
 - e. Lot 3 previously had a MUE, which has been removed on the current submittal.
2. Improvement Plan:
 - a. The detention calculations still appear to be calculating a storage volume much higher than our office is calculating. Please ensure the drainage report and calculations are accounting for the allowable discharge. The proposed storm chambers are proposed to be 12' in the ground, are there any concerns of ground water in this area?

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.