

ORDINANCE NO. 2026-19

AN ORDINANCE AMENDING SECTION 18.70 OF THE MUNICIPAL CODE, KNOWN AS THE ADEQUATE PUBLIC FACILITIES ORDINANCE (APFO).

WHEREAS, Pleasant View City finds that purposes and intents of Section 18.70 is necessary to ensure adequate public facilities needed to support new development meet or exceed minimum service capacity standards; and

WHEREAS, Pleasant View City finds that a uniform procedure for the review of development applications that ensures that adequate public facilities to support new development is available concurrent with the impacts of such development needs to be established; and

WHEREAS, Pleasant View City finds that the amendments of Section 18.70 Adequate Public Facilities Ordinance (APFO) is consistent with the City's existing General Plan and further implements the purposes of Chapter 17 of the Municipal Code; and

WHEREAS, Pleasant View City finds that such an amendment is in the best interest of the City; and

WHEREAS, The Pleasant View City Planning Commission has made a positive recommendation of the proposed amendments;

NOW THEREFORE, Be it hereby ordained that:

SECTION ONE: Section 18.70 the Adequate Public Facilities Ordinance (APFO) of the Pleasant View City Municipal Code is hereby adopted as stated in EXHIBIT "A" (attached).

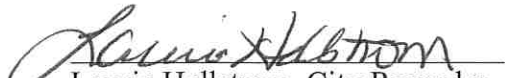
SECTION TWO: This ordinance shall take effect immediately upon adoption and posting.

DATED this 14th day of July, 2026

PLEASANT VIEW CITY, UTAH


Steve Gibson, Mayor

Attest:


Laurie Hellstrom, City Recorder

Posted this 16th day of July, 2026

This ordinance has been approved by the following vote of the Pleasant View City Council:

CM Arrington	<u>Absent</u>
CM Ferry	<u>Yes</u>
CM Marriott	<u>Yes</u>
CM Urry	<u>Yes</u>
CM Wilkinson	<u>Absent</u>



Chapter 18.70 - ADEQUATE PUBLIC FACILITIES

A.18.70.010 A. PURPOSE AND INTENT. The purpose and intent of this Chapter is as follows:

- A. ~~1.~~ To ensure that Public Facilities needed to support new development meet or exceed the Minimum Service Capacity ~~s~~Standards established by this Chapter;
- B. ~~2.~~ To ensure that no subdivisions, site plans, ~~conditional use permits, and/or~~ building permits are approved which would cause the service capacity ~~a reduction in the Minimum Service Capacity Standards~~ for any Public Facilities to fall below the adopted Minimum Service Capacity standards established in this Chapter;
- C. ~~3.~~ To ensure that Adequate Public Facilities needed to support new development are available concurrent with the impacts of such development; and
- D. ~~4.~~ To establish uniform procedures for the review of development applications subject to the adequate public facilities standards and requirements.
 - ~~— 5. To facilitate implementation of goals and policies set forth in the Pleasant View General Plan relating to adequacy of Public Facilities and Minimum Service Capacity sStandards; and~~
 - ~~— 6. To ensure that all applicable legal standards and criteria are properly incorporated in these procedures and requirements.~~

18.70.020 B. DEFINITIONS. In addition to the definitions set forth in other sections of this code, the following words and phrases used in this Chapter shall have the meanings herein prescribed:

- A. ~~1.~~ Adequacy Determination. The analysis, findings, and decision of the DRC ~~formally adopted by City Council of the analysis, also called an "Adequacy Recommendation",~~ for a proposed development application in relation to the Available Public Facilities and the anticipated impact of the proposed development on the Minimum Service Capacity of the City's Public Facilities.
 - ~~2. Adequacy Recommendation. A specific analysis of a proposed development application in relation to the anticipated impact on the Minimum Service Capacity of the City's public facilities prepared by Staff and presented to Council for formal adoption as an Adequacy Determination.~~
- B. ~~3.~~ Adequate Public Facilities. Facilities which have the capacity to serve development without causing the Available Public Facilities capacity to fall below ~~decreasing~~ the acceptable minimum service levels adopted in this Chapter.
- C. ~~4.~~ Available Public Facilities. Facilities or services that are in place, or that a financial commitment is in place to provide the facilities or services within a specified time.
- ~~5.~~ Administrator. The chairperson of the Development Review Committee ~~the Zoning Administrator, or designee of the Zoning City Administrator.~~
- D. ~~6.~~ Committed Development. Any development having received a minimum of Preliminary Approval, not to exceed one (1) year from the date of said approval; or any development having received Final Approval with a recorded Final Plat.
- E. Development. As used in this chapter, Development means any activity that results in new or additional demand on public facilities. See also Development Application.

- F. ~~7.~~ Development Application. Any request for approval, permission, or other action made pursuant to the provisions of the ~~Buildings and Construction (Title 15), Subdivision (Title Chapter 17), or Zoning Ordinances (Titles Chapter 18 and 20) Ordinances~~ of the Municipal Code. Such requests include, but are not limited to, ~~applications for building permits, minor subdivisions, preliminary subdivisions, final subdivisions, and site plans or re-zonings~~. A request for a General Plan Amendment or Zone Change is not considered a ~~dDevelopment Application~~ Request under this definition.
- G. ~~8.~~ Development Order. Any action approving, denying, or approving with conditions, ~~an permit for a Development Application for a development permit, including but not strictly limited to building permits, minor subdivisions, preliminary subdivisions, final subdivisions, site plans, or re-zonings, preliminary plats, final plats, re-zonings, or conditional use permits.~~
- H. Development Review Committee (DRC). As defined in Chapter 17.22.
- I. ~~9.~~ Equivalent Residential Unit (ERU). A measure of the impact to facilities in terms of an average single family residential dwelling unit. (i.e. 1 ERU = 1 single-family dwelling unit)
 - ~~#. Formal Submittal. A development request, where an application has been accepted submitted, and fees are paid in full, all required items for that particular request have been submitted to the City, and at least one technical review has been completed identifying deficiencies. Subdivision Pre-Concept Plan Application Plans/Reviews and cursory concept development reviews are not considered a fFormal sSubmittals.~~
 - ~~10. Informal Submittal. An pre-application made with the City where an applicant is provided general comments and information regarding a conceptual development project or potential development request. These applications may or may not have applicable fees that must be paid in conjunction with its processing. Subdivision Pre-Concept Plan Application Plans/Reviews and cursory concept development review are considered an informal sSubmittals.~~
- J. ~~11.~~ Minimum Service Capacity. An ~~existing~~ service level that is identified in this Chapter and is determined to be the minimum acceptable service or capacity in order to allow for additional demand from development to be placed on the system.
- K. ~~12.~~ Public Facility. A specific utility service provided by a ~~mMunicipality, or sService or conservancy dDistrict, established company, or state agency~~ to the public; herein specifically identified as ~~Cculinary Wwater, Ssecondary Wwater, sStorm Ddrain, Ssewer, and Sstreets.~~

18.70.030 ~~C.~~ APPLICABILITY.

- A. ~~4.~~ This Chapter shall not apply to any use, development, project, structure, fence, sign, or activity which does not result in a new ~~equivalent residential unit (ERU or an increase in ERUs, as determined by the DRC.). Refer to Diagram 18.70.02 for the Adequacy Determination Process.~~
- B. ~~2.~~ An Adequacy ~~Ddetermination~~ shall be made ~~issued-adopted~~ by the applicable members of the ~~DRC City Council~~ concurrently with the review of a ~~prior to approval of a formal submittal of a Ddevelopment rApplication.equest. Refer to Diagram 18.70.02 for the Adequacy Determination Process.~~

~~3. Subdivision of properties that require the expansion of the City's culinary water system (source, storage, and/or distribution network) in order to service additional ERUs, shall obtain a positive adequacy determination prior to the formal submittal of a development request.~~

- C. ~~4. The aAdequacy dDetermination shall not affect in any manner the permissible use of property, density of development, design and improvement standards, or other applicable standards or requirements of the Pleasant View Municipal Code Zoning Ordinance or Pleasant View Subdivision Ordinance, all of which shall be operative and remain in full force and effect without limitation.~~

- D. ~~5. All development shall adhere to minimum standards for public facilities, regardless of specific inclusion of this Chapter.~~

~~D. MONITORING. The City shall develop, maintain, and update documents and information which shall provide support to the City officials and departments responsible for providing an Adequacy Determination. adequacy of public facilities review, monitoring and planning for Public Facilities.~~

- ~~1. At a minimum, the following documents and information shall be available:~~

- ~~(a) Existing dwelling units and nonresidential development;~~
- ~~(b) Committed Development;~~
- ~~(c) The capacity of existing Public Facilities provided by Pleasant View City as identified in the Capital Facility Plans for Culinary Water, Storm Drain, and Sewer.~~
- ~~(d) The current Capital Improvements Program; and~~
- ~~(e) The capacity created by the completion of proposed projects identified in the Capital Improvements Program for the current year.~~

~~E. ANNUAL REVIEW. The Administrator shall annually prepare and submit to the City Council an Adequacy of Public Facilities Management Report.~~

- ~~1. The Adequacy of Public Facilities Management Report shall include the following:~~

- ~~(a) Present availability of each resource, with a focus on water sources and capacities;~~
- ~~(b) Projected demand for the coming year, for five years and for ten years into the future as described in the City's most recently adopted Capital Facilities Plan; and~~
- ~~(c) Recommended limitations, restrictions or allocations, if any, upon the use or reuse of each resource for purposes of short term and long term planning for the growth of the city in an orderly, efficient and environmentally sound use of resources;~~
- ~~(d) Growth trends and projections;~~
- ~~(e) Other data, analysis or recommendations as the Administrator may deem appropriate, or as may be requested by the Council.~~

~~2. Effect of Review. The annual Review may, in whole or in part, form the basis for City recommendations to the City Council and City Council actions to repeal, amend or modify this Chapter; other data, reports, analyses and documents relevant to such decisions as may be available may be used.~~

~~3. Amendments. Nothing herein precludes the City Council or limits its direction to amend this Chapter at such other times as may be deemed necessary or desirable.~~

18.70.040 F. APPLICATION AND SUBMITTAL REQUIREMENTS. Prior to making application for any development approvals, an adequacy determination shall be adopted by the City Council.

- A. The application for an Adequacy Determination shall be considered a part of a Development Application.
- B. ~~made on a form prepared by the City, and includes sufficient information to allow the City to determine the impact of the proposed development on Public Facilities pursuant to the adequacy determination procedures.~~ The following information shall be submitted with the Development Application: ~~required shall include, but shall not be limited to:~~
 - ~~1. The location of the proposed development;~~
 - ~~2. For residential development and uses: The total number of ERUs (or dwelling units), type of dwelling units (including square footage), size of lots, total acreage of development and gross density of the proposed development;~~
 - ~~3. For non-residential development and uses: A brief description of the type of use, the anticipated average water demand and sewer discharge (per day) with any other unique demand depending on the time of day or time of year; and average traffic trip generation (per day);~~
 - ~~4. Will-serve letters from service providers other than Pleasant View City, including secondary water service providers, sewer service and/or treatment providers, other culinary water service providers, and/or other storm water conveyance providers.~~
 - ~~5. UDOT Conditional Access Permit, when accessing a UDOT-controlled road;~~
 - ~~6. Identification of the Public Facilities impacted by the proposed development;~~
 - ~~7. Any other appropriate information as may be required by the City consistent with these provisions, and such items shall be stamped and signed by a licensed professional engineer.~~
- C. ~~(a) Such a DRC may request additional information items that may be required to be submitted, such as, prior to submitting for any development application approval (e.g. subdivision, site plans, building permits and/or conditional use permits) may This includes, but is not limited to the following:~~
 - ~~1. (i) Analysis of water demand for the proposed development,~~
 - ~~(ii) Will serve letters from either secondary water service providers, sewer service providers or other culinary water service providers~~
 - ~~2. (iii) Detailed analysis of traffic circulation and/or generation, including types of traffic and pavement structure impacts, and~~
 - ~~4. Other information that may be relevant for the evaluation.~~
 - ~~6. All applicable application fees shall be paid in full.~~

18.70.050 G. PROCEDURES FOR "ADEQUACY DETERMINATION RECOMMENDATION"

~~1. Submission Check Technical Review.~~

The Administrator and City Engineer shall determine whether the application is complete and complies with the submission requirements set forth in this Chapter. If the application is incomplete or the submission requirements have not been met, complied with, the Administrator shall so notify the Applicant, specifying the deficiencies.

~~If the application is complete and the submission requirements have been met/complied with, the Administrator and City Engineer shall evaluate the proposed development for compliance with the Adopted Minimum Service Capacity Standards and shall submit an "Adequacy Recommendation" to the City Council.~~

A. ~~2-Evaluation Recommendation Content.~~ The evaluation of the proposed development for compliance with the adopted Minimum Service Capacity standards ~~"Adequacy Determination Recommendation"~~ shall, at a minimum, include the following, ~~based upon Staff recommendations:~~

1. ~~(a)-The number of ERU~~equivalent residential dwelling units proposed by the Applicant, by type, for each Public Facility;
2. ~~(b)-The timing and phasing of the proposed development, if applicable;~~
3. ~~(c)-The specific Public Facilities impacted by the proposed development;~~
- ~~(d) The extent of the impact of the proposed development on the Available Public Facilities in the applicable Impact Areas;~~
4. ~~(e)-The capacity of Available existing pPublic fFacilities in the Impact Areas which will be impacted by the proposed development;~~
5. ~~(f)-The resultant Public Facilities capacity assuming the projected demands as defined in this Chapter~~The demand on existing Public Facilities in the Impact Areas from existing and approved development;
- ~~(g) The availability of existing capacity to accommodate the proposed development; and~~
6. The conditions of will-serve letters from other service providers.-

B. ~~3-Subdivisions. A proposed subdivision which could result in a range of potential impacts shall be reviewed as if the greatest impact would result. The evaluation adequacy of public facilities review for a subdivision the application for a subdivision shall compare the Ccapacity of the Available Public Facilities capacity to the resultant Public Facilities capacity assuming the following projected demands: maximum projected demand which may result from the proposed rezoning based upon the potential density of the affected area pursuant to the re-zoning.~~

1. Single-Family Residential:
 - a. Culinary Water: the number of ERUs equal to the number of lots being proposed for the subdivision;
 - b. Secondary Water: per the secondary water provider or approved development agreement in accordance with Ch. 18.16;
 - c. Storm Drain: per the Storm Water Report (see Development, Design and Construction Standards);
 - d. Sewer: the number of ERUs equal to the number of lots being proposed for the subdivision; and the will-serve letter from the treatment provider;
 - e. Streets: if required by DRC, the number of trips per lot per the Institute of Transportation Engineers (ITE) Trip Generation Manual (current edition at the time of application).
2. Other than Single-Family Residential:

- a. Culinary Water: the number of ERUs shall be analyzed and submitted with the Development Application and subject to DRC concurrence. The number of ERUs shall be equal to or greater than the number of lots or units being proposed for the subdivision;
 - b. Secondary Water: per the secondary water provider or approved development agreement in accordance with Ch. 18.16;
 - c. Storm Drain: 85% impervious area of the gross subdivision area unless open space is dedicated;
 - d. Sewer: the number of ERUs shall be analyzed and submitted with the Development Application and subject to DRC concurrence. The number of ERUs shall be equal to or greater than the number of lots or units being proposed for the subdivision; and the will-serve letter from the treatment provider;
 - e. Streets: as per a Traffic Impact Study, or the number of trips per lot or building pad per the ITE Trip Generation Manual (current edition at the time of application) for the highest and best use of the property.
- C. ~~4. Site Plans and Conditional Use Permits. Those permitted uses and conditional uses which require site plan approval review shall be reviewed based upon the proposed use, as if the greatest impact would result. Conditional use permits shall also be reviewed as if the greatest impact would result. The evaluation shall compare the Available Public Facilities capacity to the resultant Public Facilities capacity assuming the following projected demands:~~
- 1. For site plan applications involving a lot or lots created via the City's subdivision process with a recordation date of July 1, 2026 or later, no further evaluation is required.
 - 2. For site plan applications involving a lot or lots other than those described in paragraph C.1 above, the evaluation shall compare the Available Public Facilities capacity to the resultant Public Facilities capacity assuming the following projected demands (per lot):
 - a. Culinary Water: ERUs based on intended use of the property;
 - b. Secondary Water: the will-serve letter from secondary water provider or approved development agreement in accordance with Ch. 18.16;
 - c. Storm Drain: 85% impervious area of the gross lot area;
 - d. Sewer: ERUs based on intended use of the property; and the will-serve letter from the treatment provider;
 - e. Streets: as per a Traffic Impact Study, or the number of trips per lot or unit per the ITE Trip Generation (current edition at the time of application) for the intended use of the property.
- ~~The adequacy of public facilities review for the site plan review and/or conditional use permit shall compare the Capacity of Public facilities to the proposed maximum projected demand which would may result from the proposed development of the property. A will-serve letter shall be required for any and all site plans and conditional use permits unless the proposed use site plan or conditional use permit will not result in an increased impact on the existing public facilities.~~

- D. ~~5.-~~Building Permits. The evaluation shall compare the Available Public Facilities capacity to the resultant Public Facilities capacity assuming the following projected demands:
1. For residential building permit applications, no further evaluation is required.
 2. For non-residential building permit applications involving a new use or change in use, the evaluation shall compare the Available Public Facilities capacity to the resultant Public Facilities capacity assuming the following projected demands (per lot):
 - a. Culinary Water: ERUs based on intended use of the property;
 - b. Secondary Water: the will-serve letter from secondary water provider;
 - c. Storm Drain: 85% impervious area of the gross lot area;
 - d. Sewer: ERUs based on intended use of the property; and the will-serve letter from the treatment provider;
 - e. Streets: as per a Traffic Impact Study, or the number of trips per lot or unit per the ITE Trip Generation Manual (current edition at the time of application) for the intended use of the property.

~~— No building permit shall be issued unless a Adequate pPublic fFacilities can be demonstrated, whether for residential, commercial, or other uses that result in additional ERUs over what is described in section # above. An Adequacy Determination will serve letter shall be required for any and all building permits, except those single family dwellings and internal ADUs located on a lot or lots created via the City's subdivision process with a recordation date of January 1, 2025 or later in recorded approved residential subdivisions.~~

18.70.060 DETERMINATION

- A. ~~6.-~~Positive Adequacy Determination~~Recommendation~~. If the ~~DRCAdministrator and City Engineer~~ concludes that each Public Facility will be available concurrent with the impacts of the proposed development at the ~~aAdopted Minimum Service Capacity sStandards~~, the Administrator shall ~~issue make~~ a positive adequacy ~~determinationrecommendation~~.
- B. ~~27.-~~Negative Adequacy Determination~~Recommendation~~. If the ~~DRCAdministrator and City Engineer~~ determines that any Public Facility will not be available concurrent with the impacts of the proposed development at the ~~aAdopted Minimum Service Capacity sStandards~~ based upon existing Public Facilities, the Administrator shall ~~issue make~~ a negative adequacy ~~determinationrecommendation~~.
- C. ~~8.-~~Conditional Adequacy Determination~~Recommendation~~.
1. In rare circumstances, the ~~DRCAdministrator and City Engineer~~ may determine that stipulations may be included with the adequacy ~~determination recommendation~~ regarding the density of the proposed development, the timing and phasing of the proposed development, the provision of Public Facilities by the Applicant, or any other reasonable conditions to ensure that all Public Facilities will be adequate and available concurrent with the impacts of the proposed development.
 2. Conditional adequacy recommendations will not be considered for development approvals where the water (culinary ~~and/or~~ secondary) Public Facilities ~~have~~s been deemed inadequate.

3. Conditional adequacy recommendations ~~may~~^{would} be subject to one or more of the following:

- a. ~~(a)~~ Deferrals of further Development Orders until all Public Facilities are available and adequate. If Public Facilities ~~in the Impact Area~~ are not adequate to meet the ~~a~~^{Adopted} Minimum Service Capacity ~~S~~^{standard} for the entire development proposal, consistent with the requirements of this Chapter and Table 18.70.01; or
- b. ~~(b)~~ Reduction of the density or intensity of the proposed development to a level consistent with the Available Capacity of Public Facilities; or
- c. ~~(c)~~ Commitment and construction by the ~~a~~^{Applicant} of the Public Facility~~(ies)~~ that will meet the Adopted Minimum Service Capacity Standard at the time that the impact of the development will occur. This commitment is subject to an enforceable ~~Improvement Completion Assurance~~ or Development Agreement, adopted and executed by the City Council no later than the ~~approval-issuance~~ of the Development Order.
 - ~~(i) The proposed Public Facility must be a planned capital improvement and identified on the applicable Capital Facility Plan.~~
 - ~~(ii) At the option of the City, and as identified in the Capital Facilities Plan, and only if the Planned Capital Improvement will provide capacity exceeding the demand generated by the proposed development, reimbursement to the Applicant for the pro rata cost of the excess Capacity.~~

~~(d) Additional items required to be submitted and approved, in conjunction with the development agreement, will include, but not limited to the following:~~

- ~~(i) An engineer's cost estimate for total project cost, which should include an estimate of the total financial resources needed to construct the Planned Capital Improvement and a description of the cost participation associated therewith;~~
- ~~(ii) A schedule for commencement and completion of construction of the Planned Capital Improvement with specific target dates for multi-phase or large-scale Capital Improvement projects;~~

~~9. Withdrawal of Application. The Applicant may withdraw the Application for Development Approval at any time by submitting a written request to the Administrator. Withdrawal may result in the forfeiture of all fees paid by the Applicant for the processing of the application.~~

D. If a Negative Adequacy Determination or Conditional Adequacy Determination is made, the Administrator shall report such determinations to the approval authority relative to the Development Application.

H. PROCEDURES FOR "ADEQUACY DETERMINATION"

~~1. Upon receipt of an "Adequacy Recommendation" for a specific development application, the City Council shall:~~

- ~~(a) Make and adopt a positive adequacy determination; or~~
- ~~(b) Make and adopt a negative adequacy determination; or~~

~~(c) Make and adopt a positive adequacy determination with conditions, subject to one or more of the stipulations stated in Subsection 18.70(G)(7).~~

18.70.070 I. EFFECT OF ADEQUACY DETERMINATION.

- A. ~~4.~~ Adequacy Determination Results. An **Positive or Conditional** Adequacy Determination for a Development Order shall be deemed to indicate that:
1. ~~(a)~~ Public Facilities are available at the time of issuance of the Adequacy Determination, or **Public Facilities will be available in accordance with paragraph 18.70.060.C.3.**
 2. ~~(b)~~ Public Facilities will be considered to be available through all subsequent stages of the development approval process up to the date of expiration of the final Development Order approval.
- B. ~~2.~~ Adequacy Determination Not Evidence. A positive adequacy determination shall not be deemed as evidence supporting a request for a General Plan **Land Use Map** amendment, nor shall it affect the need for the Applicant **to meet all requirements set forth in a re-zone approval and for a rezoning to meet all other requirements as set forth in the City's Municipal Code Ordinances.**

J. EXPIRATION OF ADEQUACY DETERMINATION.

~~1. Should a formal submittal for a development request not be initiated within one (1) year, the Adequacy Determination shall expire. No extensions are permitted with an Adequacy Determination. A new application and fees will be required to be paid in full, and proceed through the process established in this Chapter. A new Adequacy Determination must be issued/adopted by the City Council.~~

18.70.080 2. Otherwise, a

An Adequacy Determination shall be deemed to expire when the Development Order to which it is attached expires, lapses, is revoked, **is withdrawn**, or if the Applicant has not complied with the conditions attached to its issuance.

- A.
- B. ~~3. Time extension requests for Development Orders are subject to applying and obtaining an adopted Adequacy Determination prior to receiving an extension approval.~~
- ~~4. If no expiration date is provided in the Pleasant View City Municipal Code, in the conditions of the Adequacy Determination, or the Development Order approval, the Adequacy Determination shall expire within one (1) year after the date adoption of the Adequacy Determination.~~

18.70.090 K. METHODOLOGY AND CRITERIA FOR AVAILABILITY AND ADEQUACY.

- A. ~~4.~~ Availability of Public Facilities. Public Facilities shall be deemed to be available **if they meet the following standards:**
- ~~(a) Public Facilities shall be deemed to be available within the applicable Impact Area if:~~
1. ~~(i)~~ The Public Facilities are currently in place or will be in place when the Development Order is **granted/issued**; or

2. ~~(ii)~~ Provisions of the Public Facilities are a condition of the Development Order and are guaranteed to be provided at or before the issuance of a final plat or building permit for proposed development on the subject property; or
 3. ~~(iii)~~ The Public Facilities are under construction and will be available at the time that the impacts of the proposed development will occur; or
 4. ~~(iv)~~ The Public Facilities are guaranteed by an enforceable development agreement which ensures that the Public Facilities will be in place at the time that the impacts of the proposed development will occur.
- B. ~~2.~~ Adequacy of Public Facilities. Public Facilities shall be deemed to be adequate if it is demonstrated that they have Available Capacity to accommodate the demand generated by the proposed development. ~~calculated in accordance with the following calculation methodology, unless otherwise indicated herein:~~
- ~~(a) Calculate Available Capacity by subtracting from the total Capacity the sum of:~~
- ~~(a)(i) The demand for each Public Facility created by existing development; and~~
 - ~~(b)(ii) The demand for each Public Facility created by the anticipated completion of Committed Development; and~~
 - ~~(c)(iii) The demand for each Public Facility created by the anticipated completion of the proposed development under consideration for an adequacy determination.~~
- C. ~~3.~~ Minimum Service Capacity Standards. Compliance with Minimum Service Capacity Standards shall be measured for each Public Facilities set forth in Table 18.70.01.

18.70.100 L. ADMINISTRATION.

- A. ~~1.~~ Rules and Regulations. The City Council may adopt, by resolution, rules, regulations, administrative guidelines, forms, worksheets and processes as are necessary to efficiently and fairly administer and implement ~~this~~ Adequate Public Facilities Ordinance.
- ~~2. Administrative Fees. The City Council may establish by resolution, a fee schedule for each of the administrative procedures, determinations, approvals and certifications required by this Resolution.~~
- B. ~~3.~~ Conflict. To the extent of any conflict between other City resolutions or regulations and this Section, the more restrictive is deemed to be controlling. This Chapter is not intended to amend or repeal any existing City, resolution or regulation.
- C. ~~4.~~ Appeal. Adequacy Determinations may be appealed to the City Council District Court within 30 calendar days ~~of written notification of the decision from the DRCCity, or approval of the minutes of the meeting in which the action was taken, whichever occurs first.~~ (Ord 2017-2, dated 2/15/17 and Ord.2014-6, dated 7/22/14)

Table 18.70.01: Minimum Service Capacity Standards

Public Facility	Minimum Capacity Service Standard	Affected Area
Culinary Water	▪ Source: 512864 gallons per day per connection (ERU) must be available from water sources (peak day demand) ▪ Source: 0.3109 acre-feet per ERU must be available in water rights or contract water (annual demand) ▪ Storage: 277400 gallons per ERU must be available in reservoir storage (equalization storage) ▪ Distribution System Pressure Capacity: 50 psi must be maintained at (peak instantaneous demand) ▪ Fire Flow: 20 psi must be maintained during peak day demand at required fire flow for the proposed development (not less than 1,000 gpm) ▪ Culinary water infrastructure must be available with the available capacity to service accommodate and ability to connect for the proposed development	Pleasant View City Water: Properties that lie within city limits generally east of Highway 89 properties that are located within the service or service annexation limits of the City, generally within the city limits east of Highway 89
	Minimum capacity service standard as determined by the culinary water service provider (i.e. will-serve letter from Bona Vista Water Improvement District)	Bona Vista Water Improvement District: Properties that are located within the service area or annexation limits of the District, generally lie within the city limits west of Highway 89
Secondary Water	▪ Sufficient water shares (as determined by the secondary water service provider) to cover the ground proposed for development ▪ Secondary water infrastructure must be available and with the available capacity ability to service connect for the proposed development ▪ Minimum capacity service standard as determined by the secondary water provider (i.e. will-serve letter) ▪ Approved development agreement in accordance with Ch. 13.16	Citywide

Public Facility	Minimum Capacity Service Standard	Affected Area
	Detention: 0.1 CFS per acre release rate	
Storm Drain	▪ Local Detention Basin Volume: 25400-yr storm ▪ Local Piping System Capacity: 2540-yr storm ▪ Impacts on the receiving storm drain on entire system evaluated in the storm in storm water model when deemed necessary by City Engineer. Consideration will be given for new, expansion or use of existing regional detention basins. ▪ See also Development, Design, and Construction Standards	Citywide
Sewer	▪ Piping System Capacity: 277 gallons per day per ERU ▪ Impacts on receiving system receiving entire system evaluated in the sewer model when deemed necessary by City Engineer ▪ Minimum service capacity standard as determined by the sewer district at district connections (i.e. will-serve letter from Central Weber Sewer Improvement District)	Citywide
Streets	▪ Two means of ingress/egress for a maximum of 50 single-family dwelling units or 100 multi-family units (this is determined to be an aggregate of both existing and proposed dwelling units from the last public intersection that has two means of ingress/egress) per Ch. 17.18.020 ▪ If projected site traffic (is greater than) → 1,000 ADT, OR P projected peak hour traffic is (greater than) → 200 ADT; a Traffic Impact Study will be required. The level of traffic study required will be determined using the UDOT's Traffic Impact Study Levels (I, II, III or IV) ▪ Impact of additional truck traffic ▪ Unless otherwise approved by DRC	Pleasant View City Streets
	▪ UDOT Approval of new or improved modified access and/or roads	State Roads (UDOT): SR-134 (2700 North) and US-89

Applicant wants to make a development request to the City

