

Pleasant View Planning Commission

Meeting Agenda – Amended July 8, 2026

Thursday, August 6, 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 Andy Nef)
- b. Declaration of Conflicts of Interest.

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

- a. Review and consideration of the Planning Commission meeting minutes prepared for February 5, 2026; March 5, 2026; June 25, 2026

6:20 P.M. 3. **Administrative Items**

- a. Site Plan Amendment: Consideration of a Site Plan Amendment for an addition to an existing business located at 3145 N Highway 89, in the MCM zone. – **PUBLIC HEARING** (Presenter: Andrea Steiniger)
- b. Subdivision Plat Amendment: Consideration of an amendment to a recorded subdivision located at 395 W 4400 N, in the Mt. Majestic Subdivision. – **PUBLIC HEARING** (Presenter: Andrea Steiniger)

7:00 P.M. 4. **Legislative Items**

- a. Rezone: Consideration of a Rezone and recommendation to City Council, for approximately 1.03 acres of land located at approximately 3250 N 1000 W from A-2 (Agricultural) and RE-20 (Low Density Residential) to RE-20 and RE-15 (Low Density Residential). **PUBLIC HEARING** (Presenter: Andrea Steiniger)
- b. General Plan Amendment: Consideration and recommendation to the City Council for a General Plan Amendment for 5 acres of land located at approximately 540 West 4300 North from A-5 to A-2 (Agricultural) (Presenter: Andrea Steiniger)
- c. Rezone: Consideration and recommendation to the City Council for a General Plan Amendment for 5 acres of land located at approximately 540 West 4300 North from A-5 to A-2 (Agricultural). **PUBLIC HEARING** (Presenter: Andrea Steiniger)

7:30 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, August 6, 2026, at 6:00 PM.***

Notice posted on August 4, 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.



SITE PLAN AMENDMENT – WASATCH CABINETS

CONSIDERATION OF A SITE PLAN AMENDMENT FOR AN ADDITION TO AN EXISTING BUSINESS LOCATED AT 3145 N. HIGHWAY 89, IN THE MCM ZONE. PARCELS 19-016-0005 AND 19-016-0089, LOCATED IN PLEASANT VIEW CITY
APPLICANT: BJ Wyatt – Wasatch Custom Cabinets
August 6, 2026

REQUEST SUMMARY

The applicant, BJ Wyatt/Wasatch Custom Cabinets is requesting approval of a site plan amendment at 3145 N. Highway 89 to accommodate an addition to their existing building. The subject property is currently zoned MCM, and the proposal is running concurrently with a Minor Subdivision to consolidate the two parcels referenced above. The proposed addition is approximately 2,000 square feet (50' x 40') and is intended for tenant expansion.

ANALYSIS

The proposed building addition is consistent with the existing industrial use of the property. However, the project requires additional engineering review related to stormwater management and site access.

Engineering comments include the following requirements:

- Provide stormwater calculations for the proposed addition.
- Submit engineering construction plans demonstrating detention design, including Low Impact Development (LID) measures, onsite grading, and existing and proposed utilities.
- Submit or update the Long-Term Stormwater Management Plan (LTSWMP).

- Show all existing site utility locations.
- Coordinate access improvements with the Utah Department of Transportation (UDOT).

During a coordination meeting with UDOT, staff received new information indicating that modifications to the US-89 access and frontage improvements may be required. Because these potential access changes could affect the overall site layout and stormwater calculations, staff is unable to verify that the submitted site plan accurately reflects the final access configuration or associated drainage design.

Additionally, no site work may commence until:

1. Engineering plans have been accepted by the City.
2. A preconstruction meeting has been completed.
3. A Pleasant View City Storm Water Construction Activity Permit, including a Stormwater Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI), has been submitted and approved.
4. A Conditional Access Permit is approved by UDOT and submitted to Pleasant View City.

PUBLIC NOTICE

Public notice of the proposed General Plan amendment was published in accordance with Utah State Code requirements, including:

- Posting on the Utah Public Notice Website
- Posting on the Pleasant View City website
- Posting at City Hall
- No Public Comments have been received to date

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **table** the Site Plan Amendment for Wasatch Custom Cabinets to allow the applicant time to coordinate with UDOT regarding the US-89 access configuration and submit revised site and engineering plans reflecting any required changes. Once the access design is finalized and updated stormwater calculations have been provided, staff will be able to complete its review and make a recommendation based on a complete application.

Alternatively, if the Commission prefers to approve the application, staff recommends a conditional approval requiring final UDOT approval and revised engineering plans before issuance of any permits. However, if the access alignment is still uncertain and may substantially change the site layout or drainage, tabling is generally the stronger procedural recommendation.

STAFF CONTACT

Andrea Z. Steiniger, MBA – City Administrator

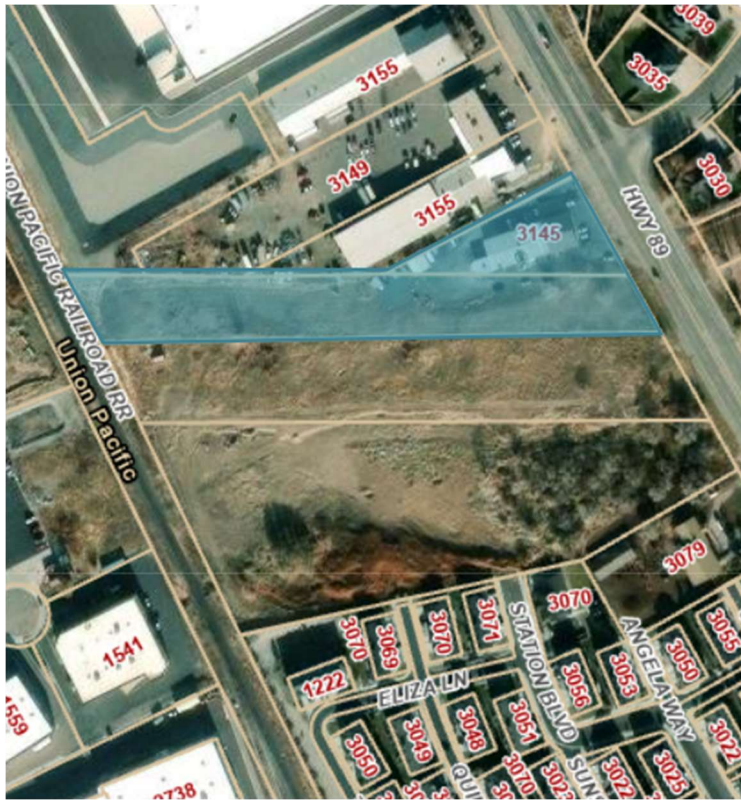
asteiniger@pleasantviewut.gov

801.782.8529

ATTACHMENTS

- Attachment A – Property & Vicinity Map
- Attachment B – Current Zoning
- Attachment C – Proposed Minor Subdivision Plat
- Attachment D – Site Plan

Property:

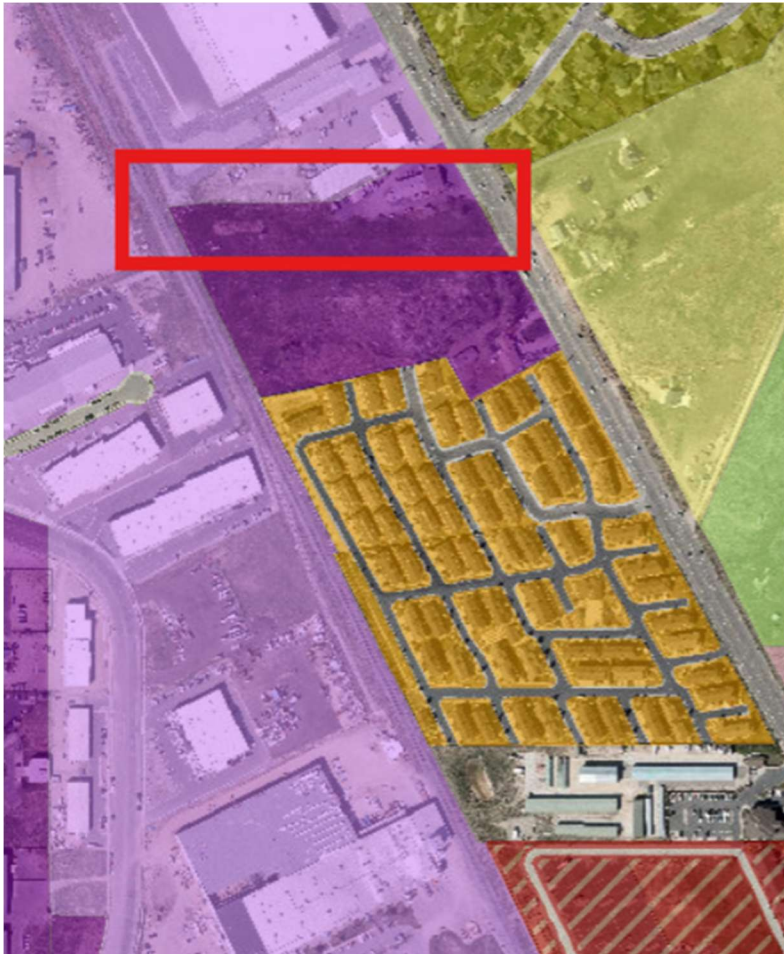


Vicinity Map:

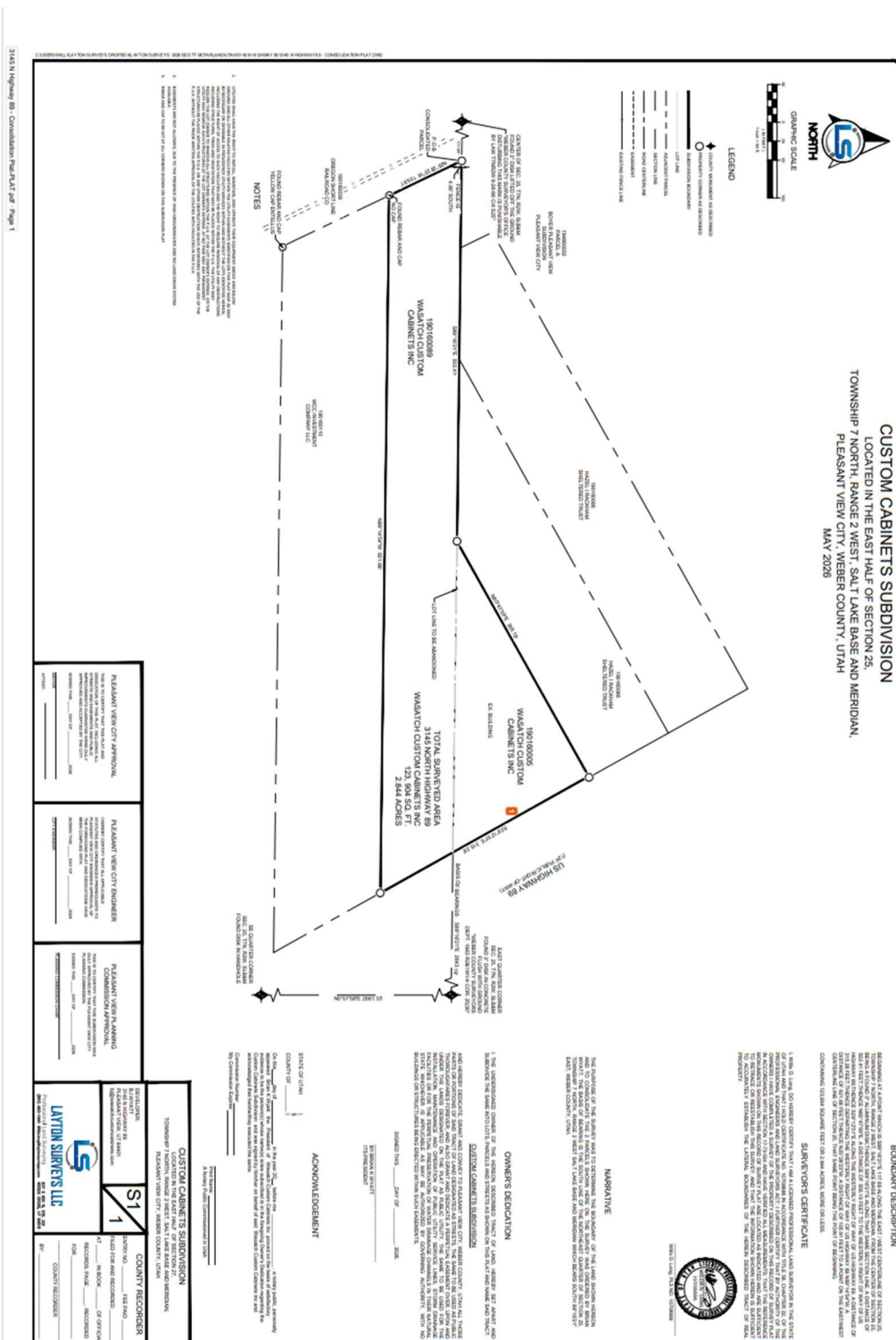


ATTACHMENT B

Current Zoning:



Proposed Minor Subdivision Plat:





Planning Commission Staff Report

395 W 4400 N -

Subdivision Plat Amendment

August 6, 2026

BASIC INFORMATION

Applicant(s):	Chris Cave
Property Owner:	Ward Family Properties LLC – Jodi Mikulecky
Acreage:	1.1 Acres (Combined lots)
Location:	395 W 4400 N Weber County Parcel(s): 16-256-0016 377 W 4400 N Weber County Parcel(s): 16-256-0017
Zone:	RE-20 (Residential)

PROPOSAL AND BACKGROUND

The Planning Commission will discuss and consider approval of a subdivision plat amendment that adjusts the boundary line between two lots in a recorded subdivision.

The proposed amendment is also for the purpose of removing a restriction from the 395 W lot which is in place due to wetlands that were determined to be present when the original subdivision was approved. The restriction that is currently in place states that,

1. All lots shown with an "R" designation are restricted lots and cannot be offered for sale until the required wetland permits and mitigation plans relating to the removal of all or part of the wetlands on these lots has been approved by the Army Corps of Engineers and Pleasant View City.
2. Existing wetland and wetland mitigation areas. No buildings, structures, modification or impacts are allowed in these areas.

The petitioner has provided documentation from the Army Corps of Engineers confirming that they concur with aquatic resource delineation that has identified that the source of the wetland that was present, has diminished and that the area shown as wetlands on the recorded subdivision plat may be revised to reflect the new boundaries shown in the provided exhibit.

Additionally, the plat amendment is to adjust the property boundary between lots 16R and 17. The adjoining boundary line is being adjusted to

The for a single lot (lot 473) in the Deer Crest Phase 4 1st Amendment subdivision located at 1373 W 4050 N.

The proposed plat amendment is to correct the location of a storm drain, adjust access and utility easements for both municipal and Ogden Canal Company use. This amendment will also

adjust the west property boundary line by approximately twenty (20) feet. The storm drain was originally placed outside the easement area which prevented the construction of a necessary retaining wall for the development of the lot.

The homeowner and developer have worked closely with the City engineer and public works director to find a solution to relocate the storm drain.

PLANNING COMMISSION REVIEW

APPLICABLE CITY ORDINANCES

17.16 - VACATING OR CHANGING A SUBDIVISION PLAT

17.16.010 Changes to Recorded Plats: Any proposed change shall be approved by the city, and except as otherwise found herein, such changes shall require the recording of a new plat.

1. For changes involving the vacating or alteration of a street or alley, the City Council shall be the Land Use Authority and shall consider such proposals following the requirements of §10-9a, Utah Code Annotated, 1953, as amended.

2. For all other changes, the Planning Commission shall be the Land Use Authority and shall consider such proposals following the requirements of §10-9a, Utah Code Annotated, 1953, as amended and as found herein. (Ord.2008-5, dated 4/8/08)

Staff Comment: This request meets the qualifications of a Subdivision Plat Amendment and does not involve any streets or alleys, which indicates the Planning Commission to be the Land Use Authority.

17.18.030 Lots: All lots shall comply with standards as found herein.

1. Arrangement and Design: The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for buildings, and be properly related to topography and to existing and future development.

2. Compliance with Zoning Ordinance: All lots shown on the subdivision plat must comply with requirements of the Zoning Ordinance.

3. Abut on Public or Private Street: Each lot shall abut on a public street or private street dedicated by the subdivision plat or an existing publicly dedicated street.

Interior lots having frontage on two (2) streets shall be prohibited unless specifically determined by the City that such design is the most appropriate use of the property, would not create any additional nuisance or hazardous conditions, and vehicular access to one of the streets (except for commercial or industrial uses), as determined by the City, is prohibited as recorded on the plat.

4. Side Lines: Side lines of lots shall be approximately at right angles, or radial to the street line.

Remnants: All remnants of lots below the minimum size required in the zone, left over after subdividing a larger tract, must be added to adjacent lots, rather than allowed to remain as unusable parcels.

5. Natural Drainage And Other Easements: The City may require easements for drainage from or through adjoining property be provided by the Applicant for any natural or historical drainage area and may allow or require piping and other improvements to protect adjoining

property and/or water rights. Easements of not less than ten feet (10') in width for water, sewers, drainage, power lines and other utilities shall be provided in the subdivision where required by the City.

6. All lots shall have a reasonable building area (defined as land with a slope less than 15%) of at least 7500 square feet with a minimum width of 50 feet.

7. Trail accesses and connections to existing and planned trails shall be considered in the subdivision design. 8. Flag lots are not allowed. (Ord.2022-8, dated 3/8/22 and Ord.2008-5, dated 4/8/08)

Staff Comment: The proposed adjustments comply with the standards for lots.

ZONING CODE REQUIREMENTS

The zone for this property is RE-20 (as shown in exhibit 2).

18.10.020 Site Development Standards

A. Lot Area. The minimum lot area shall be not less than twenty thousand square feet.

B. Lot Width. The minimum width of any lot shall be one hundred feet (100'), at a distance thirty feet (30') back from the front lot line.

Staff Comment: The proposed adjusted lot in this application meets the 20,000 square feet standard for lots in this zone. If the proposed plat amendment is approved and recorded, the affected lot would be 42,641 square feet with a buildable area of 7,834 square.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the subdivision plat amendment, subject to the following recommended conditions:

- Any conditions of the Engineer's review memo or comments provided to the applicant.

Public Comment

There have been no public comments submitted to date.

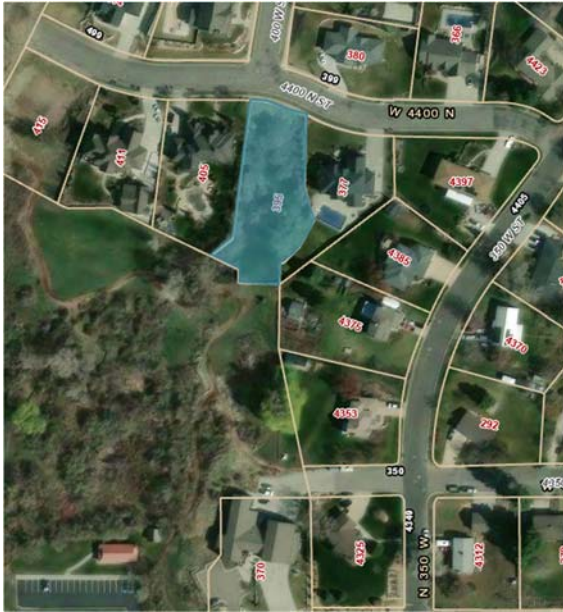
ATTACHMENTS

- 1) Vicinity Map
- 2) Zoning Map
- 3) Application

STAFF CONTACT

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

ATTACHMENT 1) Vicinity Map



ATTACHMENT 2) Zoning Map



ATTACHMENT 3) Application

**PLEASANT VIEW CITY
APPLICATION FOR SUBDIVISION PLAT AMENDMENT**

SUBDIVISION NAME: MT MAJESTIC 2ND AMENDMENT

LOCATION: 400 W. 4400 N.

ACREAGE: 1.10 AC. **NUMBER OF LOTS** 2 **ZONE:** R2E-20

PARCEL ID NUMBERS: 16-256-0016 & 16-256-0017

PROPERTY OWNER(S):

NAME: JODI MURLECKY **PHONE:** [REDACTED] **FAX:** _____

ADDRESS: [REDACTED] **MAIL:** [REDACTED]

APPLICANT/AGENT:

NAME: CHRIS J. COWE **PHONE:** [REDACTED] **FAX:** _____

ADDRESS: [REDACTED]

SURVEYOR:

NAME: ROBERT D. KUNZ **PHONE:** [REDACTED] **FAX:** _____

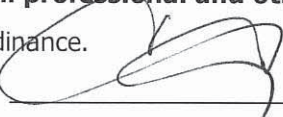
ADDRESS: [REDACTED]

ENGINEER:

NAME: Jeremy Draper **PHONE:** [REDACTED] **FAX:** _____

ADDRESS: [REDACTED]

The information on this form is true and accurate to the best of my knowledge. **I understand my responsibility to pay Pleasant View City for all professional and other fees associated with this application** as stated in section 17.02.100 of the subdivision ordinance.



Signature of Applicant/Agent

5/15/2026

Date

For City Use

FEES (due at time of application)

7-706	Plat Amendment Fee:	\$ 150.00
7-717	Noticing Fee:	\$ 75.00

TOTAL FEES: \$ _____

Date Paid: _____

Form Date: August 2023

Affidavit

Property Owner

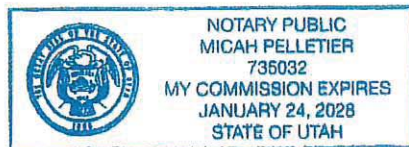
I (we) Jodi Mikulecky (please print) certify that I (we) am (are) the Owner(s) of record of the property identified in this application and the statements, drawings, and other exhibits contained herein are in all respects true and correct to the best of my (our) knowledge.

Signature of Property Owner(s) Jodi Mikulecky

State of: Utah)
County of: Utah) §

Subscribed and sworn to before me on this 18 of May, in the year 2026, that Jodi Mikulecky appeared before me and, having duly sworn by me, stated that the contents of the foregoing application are true and complete, and signed the application in my presence.

Micah Pelletier
Notary Public



Agent Authorization

I (we) _____ (please print), the owner(s) of the real property identified in this application, do authorize as my (our) agent(s) _____ (please print) to represent me(us) and appear on my(our) behalf before any administrative or legislative body concerning this application and to act in all respects as our agent in matters pertaining to the this application.

Signature of Property Owner(s) _____

State of: _____)
County of: _____) §

Subscribed and sworn to before me on this _____ of _____, in the year 20_____, that _____ appeared before me and, having duly sworn by me, stated that the contents of the foregoing application are true and complete, and signed the application in my presence.

Notary Public

MT. MAJESTIC - 2ND AMENDMENT
AMENDING LOTS 16-R & 17

PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
PLEASANT VIEW CITY, WEBER COUNTY, UTAH
MAY, 2026

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	193.75	91.51	90.66	S73°31'01"E	27°03'37"
C2	253.75	132.98	131.46	S74°59'50"E	30°01'32"
C3	253.75	6.66	6.66	N60°44'11"W	1°30'14"
C4	253.75	126.32	125.02	N75°44'58"W	28°31'18"



VICINITY MAP
NO SCALE

BOUNDARY DESCRIPTION

ALL OF LOTS 16-R AND 17 OF MT. MAJESTIC AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AS ENTRY NUMBER 2179508 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 16-R OF MT. MAJESTIC SUBDIVISION, SAID POINT BEING 834.18 FEET NORTH 00°11'05" EAST ALONG THE SECTION LINE AND 425.76 FEET SOUTH 89°48'55" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 17 (SOUTHWEST CORNER BEING SOUTH 89°48'55" WEST 2650.21 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 17); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF 4400 NORTH STREET THE FOLLOWING THREE (3) COURSES: (1) ALONG THE ARC OF A TANGENT CURVE WITH A RADIUS OF 193.75 FEET AND A DELTA OF 27°03'07" TO THE RIGHT 91.51 FEET (CHORD BEARS S73°31'01"E, 90.66 FEET); (2) ALONG THE ARC OF A TANGENT CURVE WITH A RADIUS 253.75 FEET AND A DELTA OF 30°01'32" TO THE LEFT 132.98 FEET (CHORD BEARS S74°59'50"E, 131.46 FEET); (3) DUE EAST 4.94 FEET TO THE WESTERLY LINE OF THE MAJESTIC HEIGHTS SUBDIVISION 7; RUNNING THAT ALONG SAID LINE THE FOLLOWING (2) TWO COURSES: (1) DUE SOUTH 90.00 FEET; AND (2) SOUTH 52°39'10" WEST 210.09 FEET; THENCE DUE WEST 65.00 FEET; THENCE DUE NORTH 25.00 FEET; THENCE NORTH 64°49'19" WEST 51.50 FEET TO THE EASTERLY LINE OF LOT 15 OF MT. MAJESTIC SUBDIVISION; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING (2) TWO COURSES: (1) NORTH 53°25'46" EAST 40.64 FEET; AND (2) NORTH 07°30'00" EAST 207.86 FEET TO THE POINT OF BEGINNING.
CONTAINING 47,723 SQUARE FEET OR 1.10 ACRES.

LEGEND

- = SECTION CORNER
 - = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE AND ASSOCIATES"
 - = FOUND 5/8" REBAR AND PLASTIC CAP
 - ✕ = FOUND 5/8" REBAR AND
 - ⦿ = FOUND CENTERLINE MOUMENT
 - = BOUNDARY LINE
 - = LOT LINE
 - - - = SECTION TIE LINE
 - - - = ADJOINING PROPERTY
 - - - = EASEMENT
 - [Hatched Box] = WETLAND AREA (0.013 ACRES)
 - [Shaded Box] = CHANNEL AREA (0.013 ACRES) LENGTH 123.76'
- 20 0 20 40 60
Scale: 1" = 20'

NOTE

"R" = LOT RESTRICTED TO NO BUILDING WITHIN THE WETLAND OR CHANNEL AREAS DEPICTED ON LOT 16-R

BASIS OF BEARINGS

A LINE BEARING NORTH 89°48'55" EAST BETWEEN SAID SOUTHWEST CORNER AND SOUTH CORNER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND LOTS 16R AND 17 AND TO REDEFINE THE WETLANDS PORTION OF LOT 16R AS DESCRIBED BELOW. ALL PROPERTY CORNERS NOT FOUND WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS NOT FOUND WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

PLEASANT VIEW PLANNING COMMISSION

APPROVED BY THE PLEASANT VIEW CITY PLANNING COMMISSION ON THE _____ DAY OF _____, 20____.

CHAIRMAN

PLEASANT VIEW CITY ENGINEER

I HEREBY CERTIFY THAT ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

CITY ENGINEER

PLEASANT VIEW CITY APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF PLEASANT VIEW CITY, UTAH, THIS _____ DAY OF _____, 20____.

ATTEST

TITLE

MAYOR

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

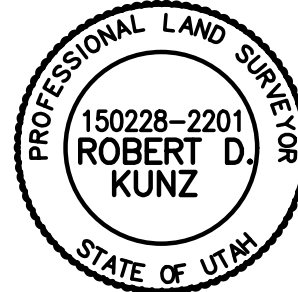
SURVEYOR'S CERTIFICATE

I, **ROBERT D. KUNZ**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **MT. MAJESTIC - 2ND AMENDMENT** IN **PLEASANT VIEW CITY, WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **PLEASANT VIEW CITY, WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

150228-2201

UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO TWO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT **MT. MAJESTIC - 2ND AMENDMENT**, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, SEWER EASEMENTS, AND IRRIGATION CANAL EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

FOR: WARD FAMILY PROPERTIES INC

NAME/TITLE

DATE

FOR: CHRISTEN & EMILY HALL TRUST

NAME/TITLE

ACKNOWLEDGMENT

STATE OF UTAH)SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID TRUST AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

Project Info.

Surveyor: **R. KUNZ**

Designer: **C. CAVE**

Begin Date: **04/23/26**

Name: **MT. MAJESTIC**

2ND AMENDMENT

Number: _____

Revision: _____

Scale: **1"=20'**

Checked: _____

Weber County Recorder

Entry No. _____ Fee Paid _____

And Recorded, _____

At _____ In Book _____

Of The Official Records, Page _____

Recorded For: _____

Weber County Recorder

_____ Deputy.



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
1325 J STREET
SACRAMENTO CA 95814-2922

March 10, 2026

Regulatory Division (SPK-2005-50297)

Ward Family Properties, Inc.
Attn: Ms. Jodi Mikulecky
2092 North Granary Way
Saratoga Springs, Utah 84045-8229
jodimikulecky@yahoo.com

Dear Ms. Mikulecky:

We are responding to your January 20, 2026 request for verification of an Aquatic Resource delineation for the Mountain Shadow Estates site. The approximately 0.63-acre project site is located at 395 West 4400 North, Latitude 41.337868°, Longitude -111.984527°, Pleasant View, Weber County, Utah (Enclosure 1).

Based on available information, we concur with your aquatic resource delineation for the site, which consists of approximately 0.01 acre/124 linear feet of ditch and 0.002 acre of wetlands, as depicted on the enclosed September 25, 2025, *Lot 16R Mt. Majestic Subd.* map prepared by Reeve & Associates, Inc. (Enclosure 2). This letter verifies that the location and boundaries of wetlands were delineated consistent with the wetland definition at 33 CFR §328.3(c)(16), the 1987 *Corps of Engineers Wetlands Delineation Manual* (Wetlands Research Program Technical Report Y-87-1) and the applicable regional supplements; and the location and boundaries of non-tidal waters conform with the ordinary high water mark definition at 33 CFR §328.3(c)(7), Regulatory Guidance Letter 05-05, and any applicable regional guide.

We concur that the aquatic resource boundaries have changed since the permit for the Mountain Shadow Estates project was verified on March 21, 2006. It appears that the hydrology source of the wetland has significantly diminished, and a majority of the area subject to deed restriction has converted to upland. The deed restriction boundaries on Lot 16R may be revised to reflect the aquatic resource boundaries depicted in Enclosure 2.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries for the particular site identified in this request. This delineation may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

Please refer to identification number SPK-2005-50297 in any correspondence concerning this project. If you have any questions, please contact Alyssa Schaff at the Utah Regulatory Field Office, 523 Heritage Park Boulevard, Suite 1, Layton, Utah 84041-5611, by email at alyssa.j.schaff@usace.army.mil, or telephone at (385) 303-9453.

Sincerely,



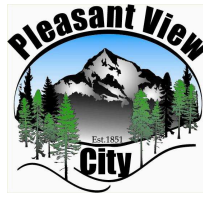
Jason Gipson
Chief, Utah Regulatory Section

Enclosures

cc:

Mr. Chris Cave, Reeve & Associates, Inc., chris@reeve.co

Mr. Dennis Wenger, Frontier Corporation USA, dwenger@frontiercorp.net



Comments on #PLAT-26-0001 - Planning & Zoning: Subdivision Plat Amendment

Application Number: #PLAT-26-0001
Application Type: Subdivision Plat Amendment
Date: July 31, 2026
Address: 395 W 4400 N, PLEASANT VIEW, UT 84414
Parcel: 162560016



THIS DOCUMENT IS NOT YOUR PERMIT.

The Pleasant View Planning & Zoning Department has reviewed your application for a Subdivision Plat Amendment Application and has responded with a set of comments that require your attention. These comments must be addressed in full before an approval will be issued.

Reviewing this document on GovWell, our online portal, will allow you to view interactive markups on the document. If you are viewing this as a PDF or offline, a list of all comments will be provided below in this cover sheet. These comments must be acknowledged before a permit is issued. Your previous plan set versions are always saved — uploading a revision does not remove earlier submissions.

After you have addressed all comments, please upload corrected versions of the plans by clicking [here](#) or by visiting <https://app.govwell.com/record/b2d3a06e-bb17-484f-9335-368c10b95b25>.

Contacts

Roger Slade
Surveyor

rogers@jonescivil.com

Reviewed - No Comments

Tammy Eveson
City Planner

teveson@pleasantviewut.gov

Reviewed - No Comments

Ryan Barker
Fire Marshal

(801) 814-4306
rbarker@northviewfire.gov

Approved

Mike Littlefield
Utilities Superintendent

mlittlefield@pleasantviewut.gov

Approved

Shane Taggart
Engineer

(801) 698-0795
shane@jonescivil.com

Updates Requested

Tyson Jackson
Public Works Director

tjackson@pleasantviewut.gov

Updates Requested

Comments on Plan

Reviewer feedback tied to specific locations on the plan. The number on each comment corresponds to a matching number marked on the plan page. Each comment must be resolved in GovWell.

1



Shane Taggart
Engineer

SECTION CORNER SYMBOL MISSING ON PLAT AND IN LEGEND

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2



Shane Taggart
Engineer

CURVES DIFFER FROM ORIGINAL SUBDIVISION

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3



Mike Littlefield
Utilities Superintendent

Water Meter 4'6" East from West PL. 3/4" water line.

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4



Shane Taggart
Engineer

SHOW PREV LOT #'S AND LOT LINES

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5



Shane Taggart
Engineer

5.03' PER ORIG SUBDV

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6



Tyson Jackson
Public Works Director

Descriptions should be corrected to 21 R & 22

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7



Shane Taggart
Engineer

89.00' PER ORIG SUBDV.

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8



Shane Taggart
Engineer

FAMILY TRUST

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9



Shane Taggart
Engineer

207.82' PER ORIGINAL SUBDV.

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Tyson Jackson
Public Works Director

Please provide a 20ft SD easement along the entire west PL. 17.18.020.14

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Tyson Jackson
Public Works Director

Easement to formalize the pipe location feeding the designated wetland area?

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12



Shane Taggart
Engineer

SHOW BRG'S AND DIST AROUND WETLAND CHANNEL

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13



Tyson Jackson
Public Works Director

The NOTE only references that they can't build in the area. What will stop them from altering the stream or the pipe discharge location?

Have Delineation Report recorded to the property.

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14



Mike Littlefield
Utilities Superintendent

The plat legend indicates the Wetland Area is 0.013 acres and the Channel Area is 0.013 acres. However, the approved Aquatic Resources Delineation Survey Map (Enclosure 2 of the Army Corps of Engineers letter) indicates the Wetland Area is 0.002 acres and the Channel Area is 0.011 acres. Please correct the acreages on the plat legend to match the approved delineation.

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Planning Commission Staff Report

Rezone from A-2 (Agricultural) & RE-20 (Residential) to RE-20 & RE15 (Residential)

August 6, 2026

BASIC INFORMATION

Applicant(s): Roger Jensen
Owner: Machinery Leasing, LLC – Roger Jensen
Location: 3250 N 1000 W |
Weber County Parcel(s): 17-062-0002

Acres: Approximately 1.03 Acres

Current Zone: A-2 (Agricultural) and RE-20 (Residential)
Proposed Zone: RE-20 (Residential) and RE-15 (Residential)

PLANNING COMMISSION REVIEW

A petition is before the Planning Commission for consideration to modify the current zoning designation of approximately 1.03 acres of land at 3250 N 1000 W from A-2 (Agricultural) and RE-20 (Residential) to RE-20 and RE-15 (Residential) .

ANALYSIS

This application is running concurrently with an application for Minor Subdivision to divide the current parcel into two buildable lots meeting all requirements of the current City Subdivision Development Standards (17.18). The subdivision application is under review by the Development Review Committee.

As the parcel exists now, it is split zoned as RE-20 on the western portion that fronts 1000 W and a small portion zoned A-2 on the eastern side that fronts 975 West. The petitioner is proposing splitting the parcel into two lots with the eastern lot consisting of approximately 17,175 square feet and the remaining area being approximately 37,189 square feet. The home that is currently on the property will remain and meets the setback requirements for the RE-15 zone. It is the intent of the petitioner to build a new home on the east side fronting 975 W.

The neighboring properties are similarly zoned as RE-20 and RE-15 which makes the request consistent with the area.

The proposed changes align with the future land use designations of Low Density Residential with 2-3 units per acre.

CONSIDERATION

The Planning Commission will hold a public hearing in accordance with Pleasant View City Code and Utah State Code and will consider a recommendation to City Council for the

- Rezone from A-2 and RE-20

STAFF RECOMMENDATION

Staff recommend approval of the rezone as it is in accordance with the City's General Plan and will resolve the issue of a split zoned parcel.

There have been no public comments to date.

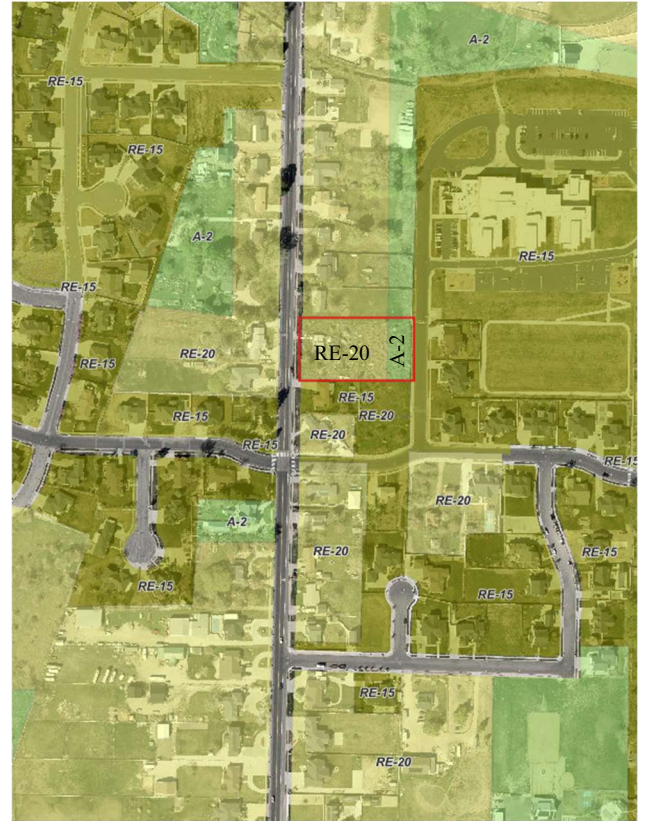
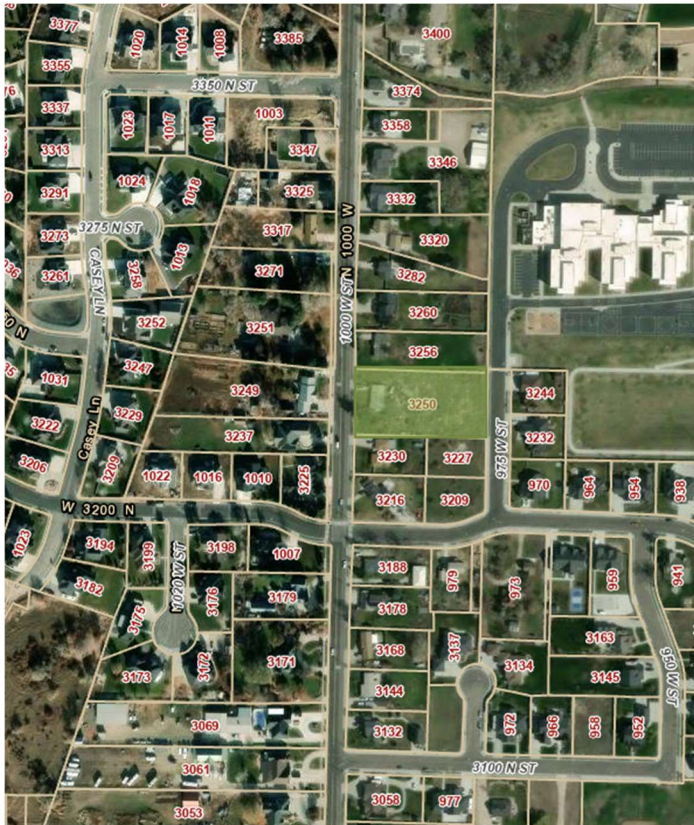
STAFF CONTACT

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

ATTACHMENTS

- 1.) Vicinity Map / Zoning Map
- 2.) Future Land Use Map
- 3.) Boundary Exhibit
- 4.) Zoning Ordinances

ATTACHMENT 1 Vicinity Map / Zoning Map



ATTACHMENT 2) Future Land Use Map

Designated on Future Land Use map as Low
Density Residential (2-3 Units per Acre)

ATTACHMENT 3) Boundary Exhibit

ATTACHMENT 4) Zoning Ordinances – Proposed Zones

- RE-20 & RE-15



Planning Commission Staff Report

General Plan Amendment and Rezone from A-5 (Residential/Agricultural) to A-2 (Residential/Agricultural)

August 6, 2026

BASIC INFORMATION

Applicant(s): Brad Jones
Owner: Brad K and Jennifer Smith Jones Revocable Trust
Location: 540 W 4300 N |
Weber County Parcel(s): 16-252-0004 & 16-012-0078

Acres: Approximately 5 Acres

Current Zone: A-5 (Residential/Agricultural)
Proposed Zone: A-2 (Residential/Agricultural)

PLANNING COMMISSION REVIEW

This is a two-part petition before the Planning Commission for consideration of the following:

- General Plan Amendment – consideration for recommendation to the City Council to amend the General Plan and future land use designation of approximately 5 acres from Very Rural Residential/Agricultural (A-5, 0-1 units per 5 acres) to Rural Residential/Agricultural (A-2, 0-1 units per 2 acres).
- Rezone – consideration for recommendation to the City Council for a Rezone of 5 acres from A-5 to A-2.

ANALYSIS

This petitioner has submitted individual applications for a General Plan Amendment and Rezone with the intent of future subdivision of the existing 5 acre parcel into two legal lots.

The future land use of the property is designated as Rural Residential 5, which requires the General Plan Amendment and Rezone take place prior to a request for subdivision. If the General Plan Amendment is approved, the Rezone would align with the new designation.

The property associated with this petition is adjacent to other land that is currently or has recently been rezoned to A-2, and is currently being developed.

CONSIDERATION

The Planning Commission will hold individual public hearings in accordance with Pleasant View City Code and Utah State Code for each proposed item, and will consider a recommendation to City Council for the:

- General Plan Amendment

- Rezone from A-5 to A-2

There have been no public comments to date.

STAFF CONTACT

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

ATTACHMENTS

- 1.) Vicinity Map / Zoning Map
- 2.) Future Land Use Map
- 3.) Boundary Exhibit
- 4.) Zoning Ordinances

ATTACHMENT 1 Vicinity Map / Zoning Map



ATTACHMENT 2) Future Land Use Map



Designated on Future Land Use map as
Rural Residential - 5

ATTACHMENT 3) Boundary Exhibit

ATTACHMENT 4) Zoning Ordinances – Proposed Zone

- A-2