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WASATCH FRONT REGIONAL COUNCIL



Paulo
Aguilera



Tim
Watkins

ZIONS PUBLIC FINANCE



Suzie Becker

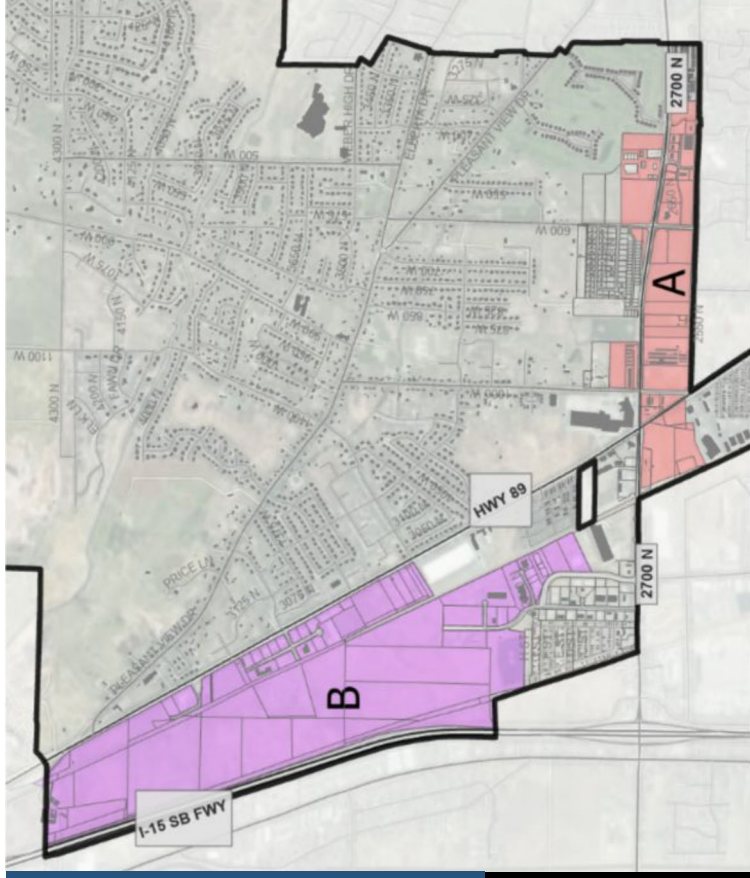


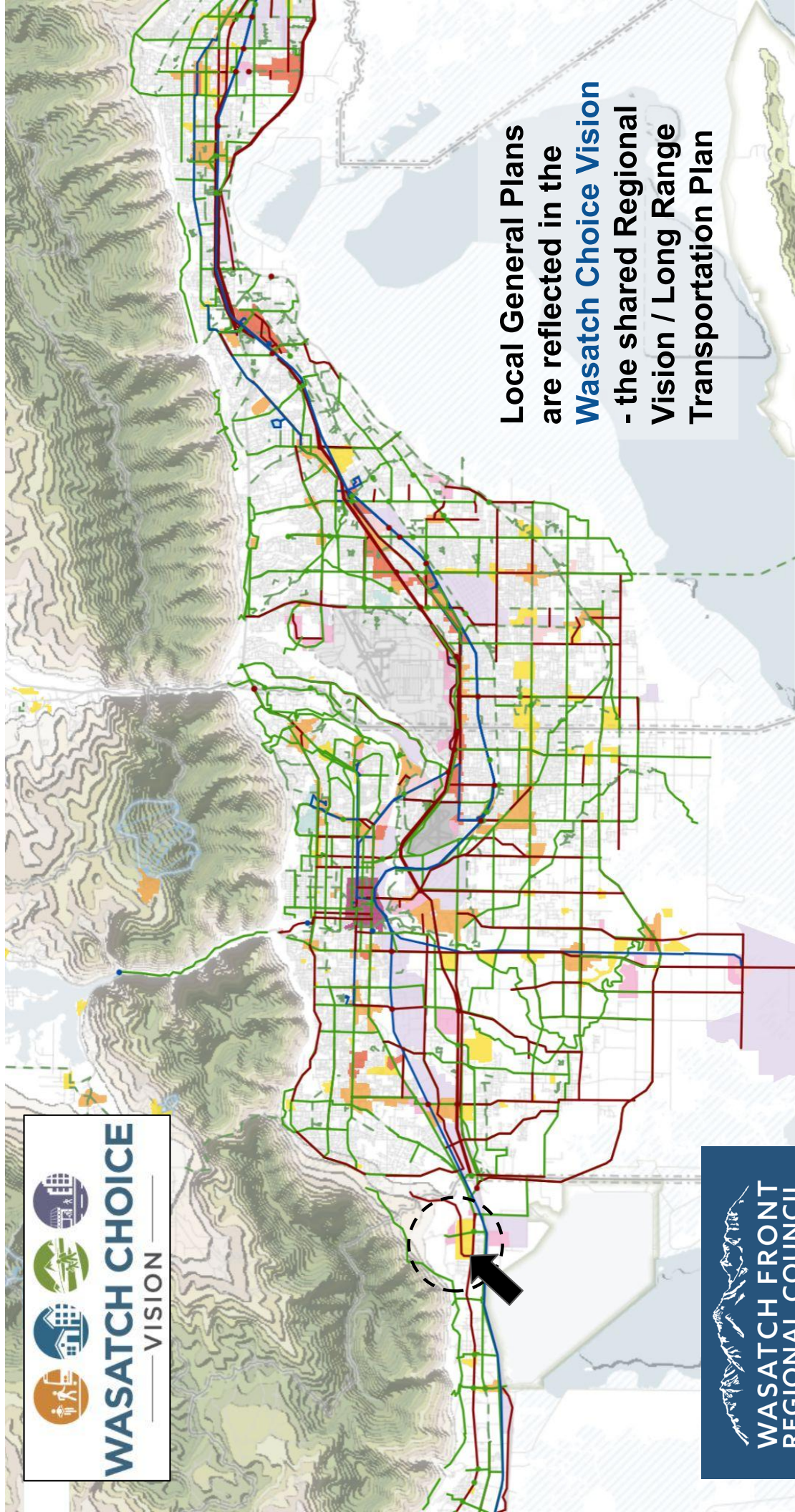
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Future Commercial Land Use Analysis





Local General Plans
are reflected in the
Wasatch Choice Vision
- the shared Regional
Vision / Long Range
Transportation Plan



November 9th Northern Weber County Workshop !

Pleasant View City's General Plan

- Provides a 20+ year vision for future development
- Guides private & public investment
- Update Every 5 to 10 Yrs.
- Community engagement is essential !

Plan Elements: Land use & housing, transportation, parks & trails, water use, economic development . . .

Changing conditions:

- legislative updates,
- water use,
- housing costs,
- growing transportation,
- local & national economic factors, etc.



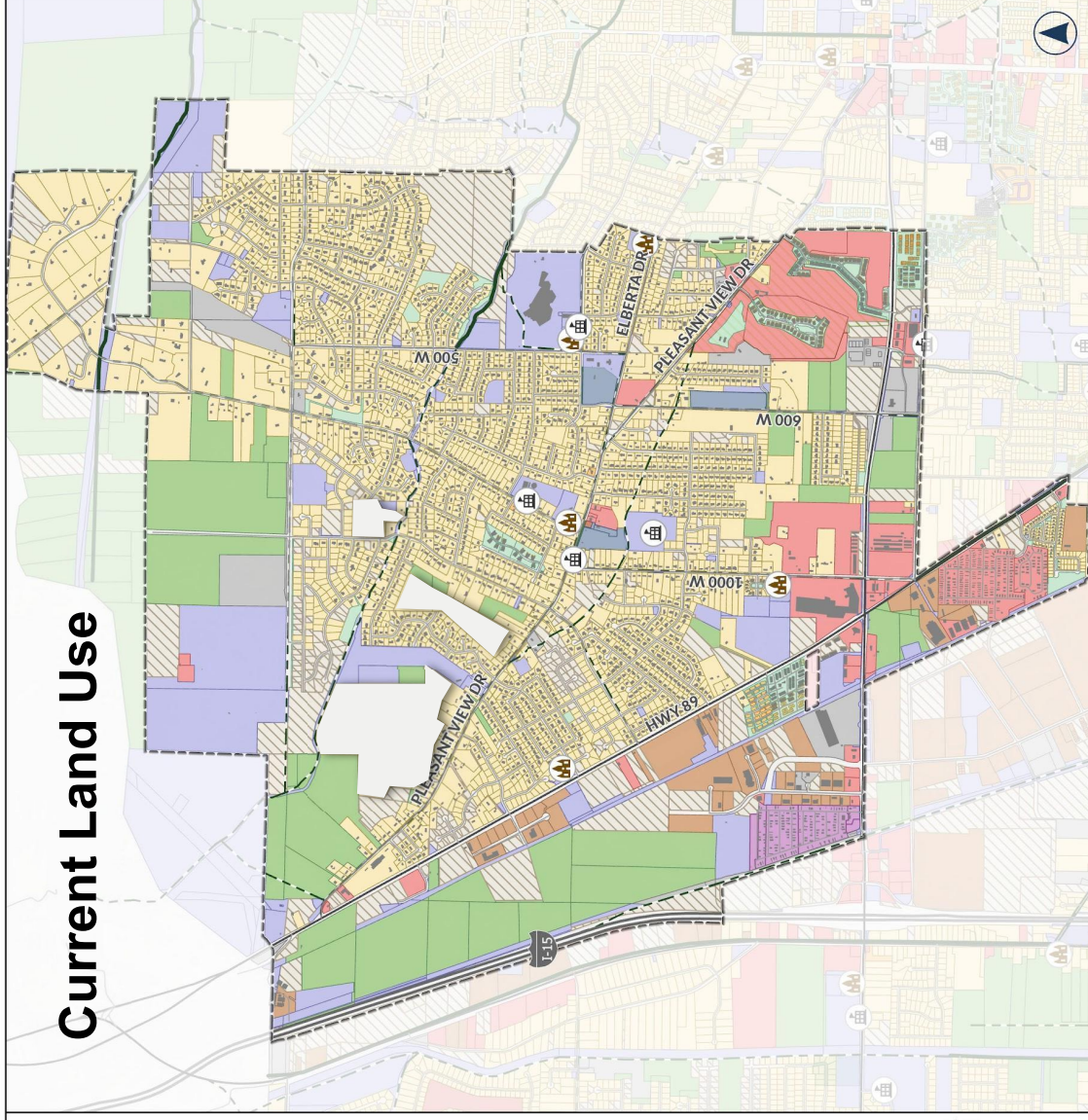
Pleasant View General Plan Update

Land Use
Figure 1.2

- Legend**
- Trails
 - Existing
 - Proposed
 - City Limits
 - Schools
 - Places of Worship
 - Land Use**
 - Residential
 - Multi-Family
 - Mobile Home Park
 - Commercial
 - Industrial
 - Agricultural/Greenbelt
 - Vacant Land
 - Common Area
 - Exempt/Public
 - Unclassified



Current Land Use





Master Transportation Plan

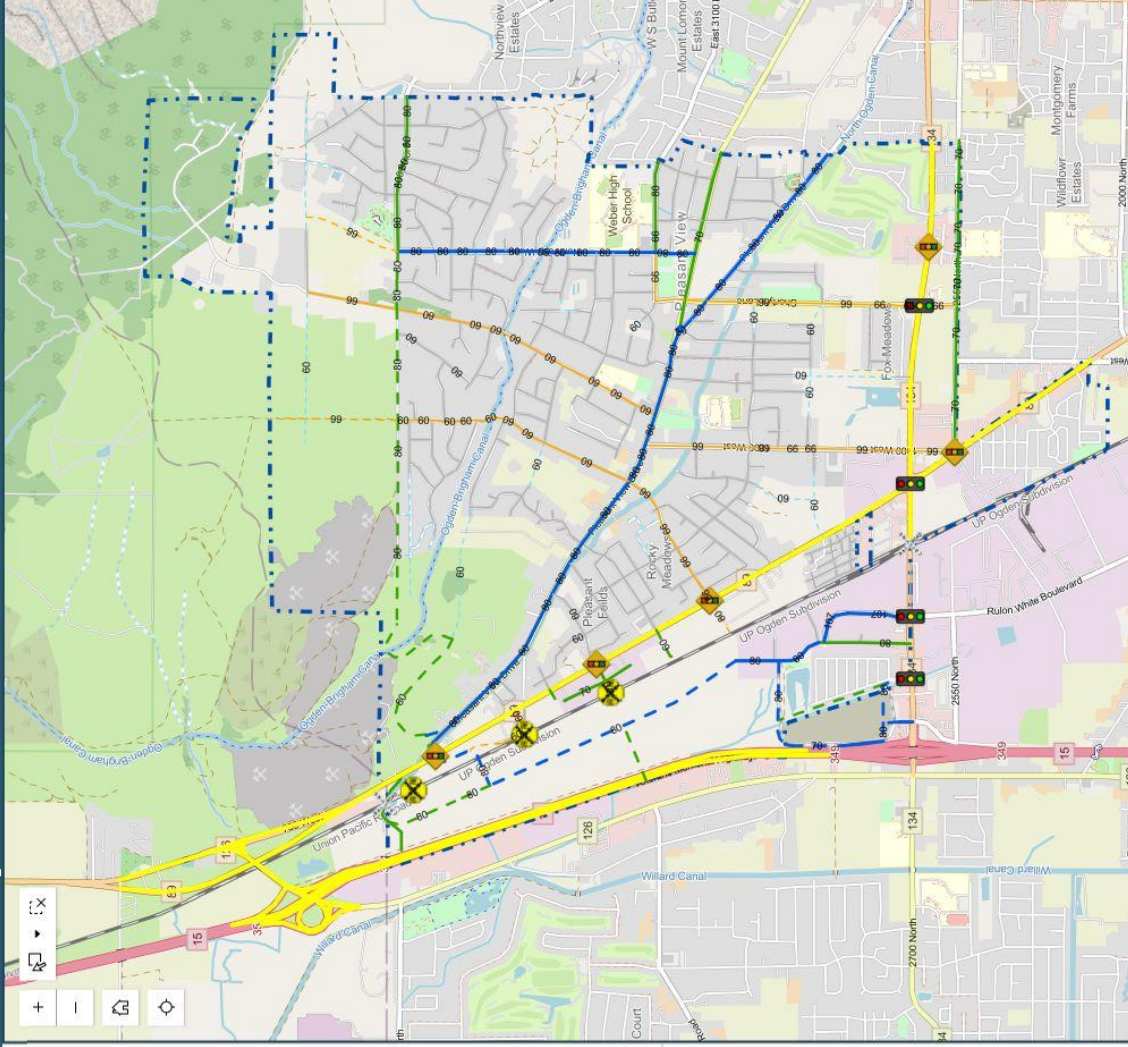
Intersections

- Existing Signalized Railroad Crossing
- Railroad Crossing Existing
- Future Signalized Intersection
- Existing Signalized Intersection
- Skyline Drive Future Grade Separated Railroad Crossing

Street Plan

- Major Arterial
- Skyline Drive Future Interchange
- Minor Arterial
- Minor Arterial (Future)
- Major Collector
- Major Collector (Future)
- Minor Collector
- Minor Collector (Future)
- Local Residential
- Local Residential (Future)

City Boundary



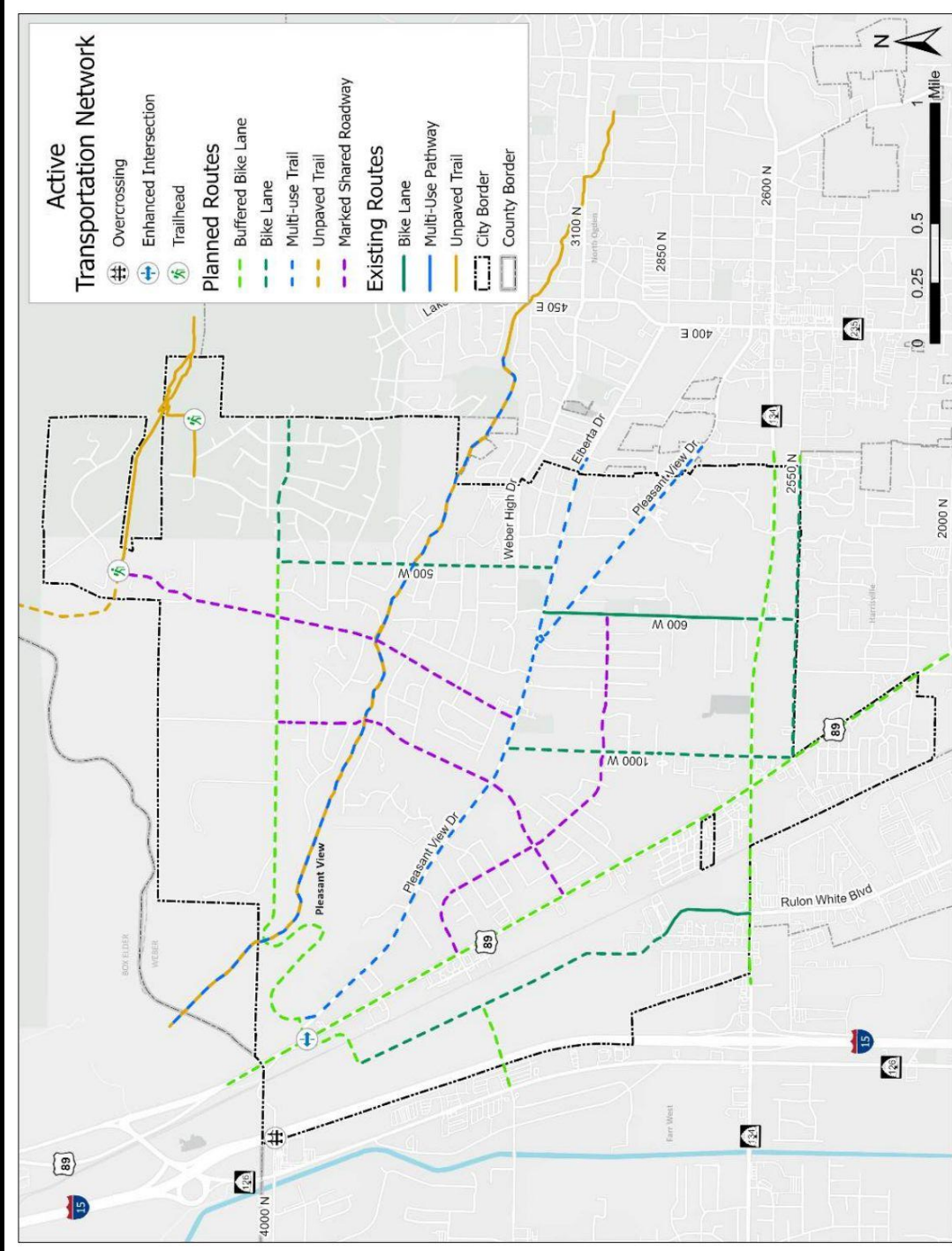
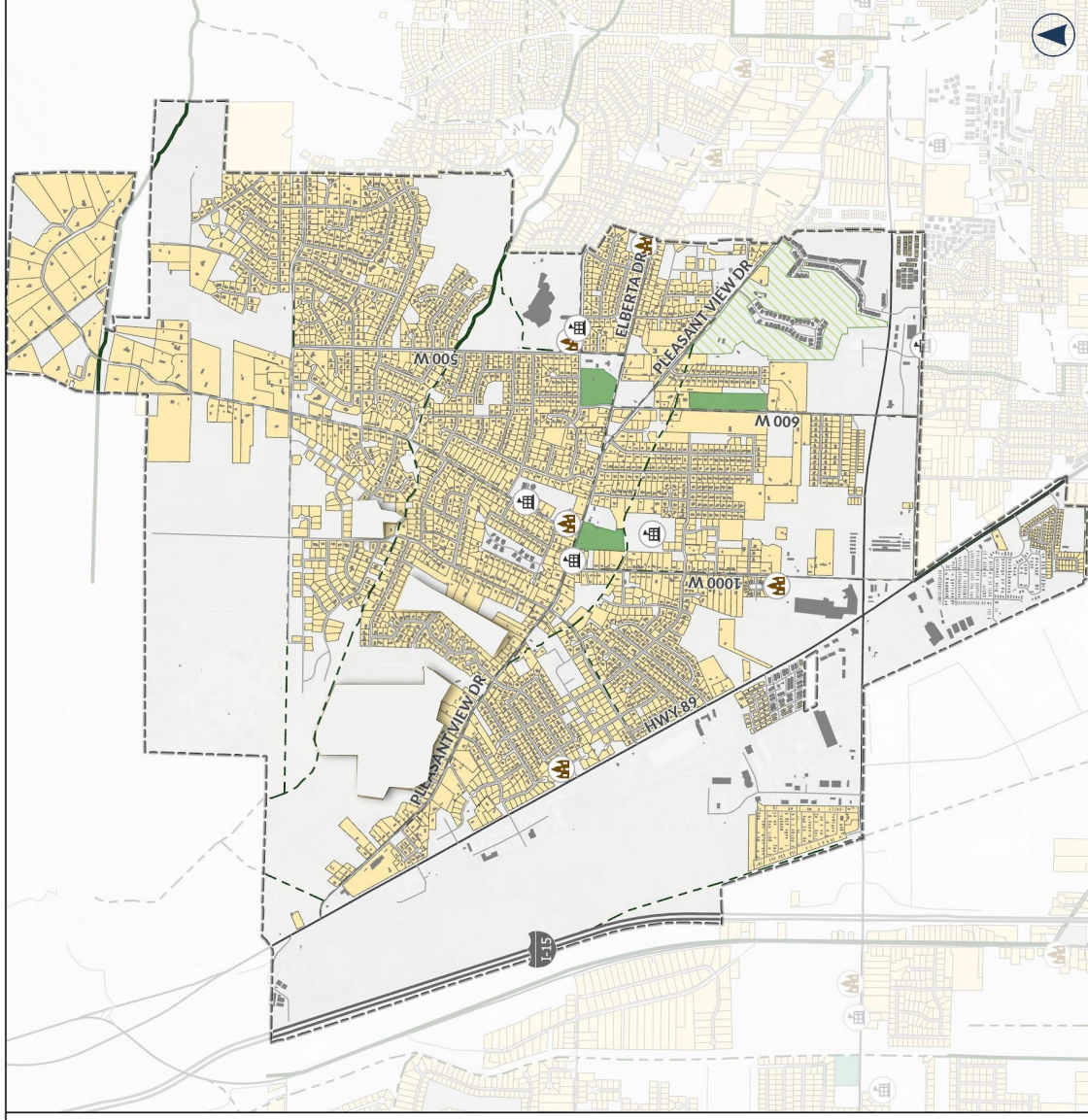


Figure 37 – Planned Active Transportation Network

Pleasant View General Plan Update

Residential
Figure 1.3

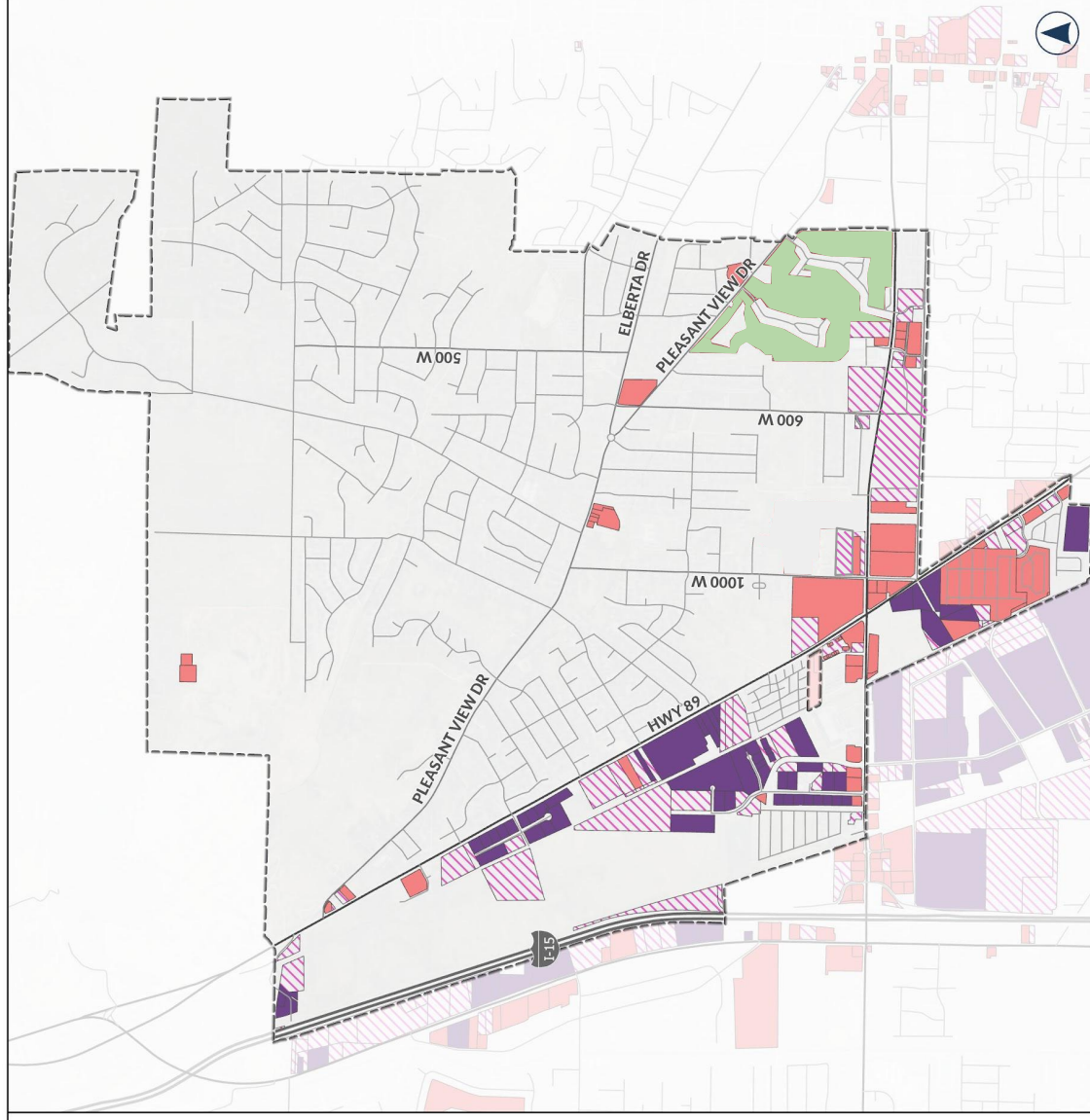
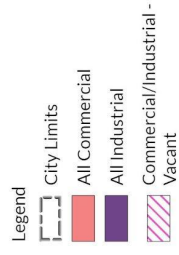
- Legend
- Trails
- Trails
- Existing
- Proposed
- City Limits
- Schools
- Places of Worship
- Parks
- ParkTypeSimple
- Neighborhood Park
- Community/City Park
- Golf Course
- Special Use
- Unspecified
- All Residential



Pleasant View General Plan Update

Commercial + Industrial

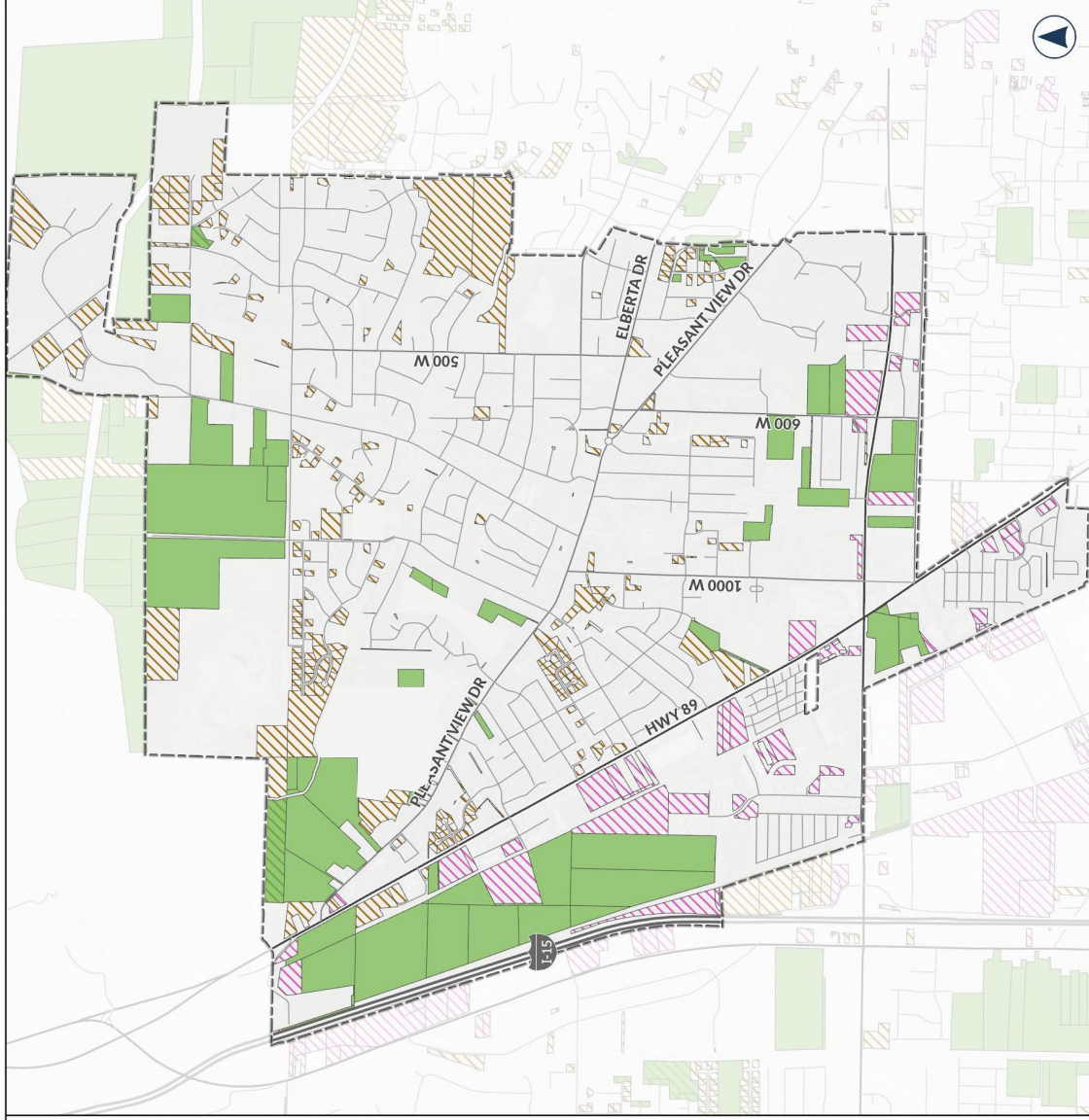
Figure 1.4



Pleasant View General Plan Update

Agriculture + Vacant Land
Figure 1.5

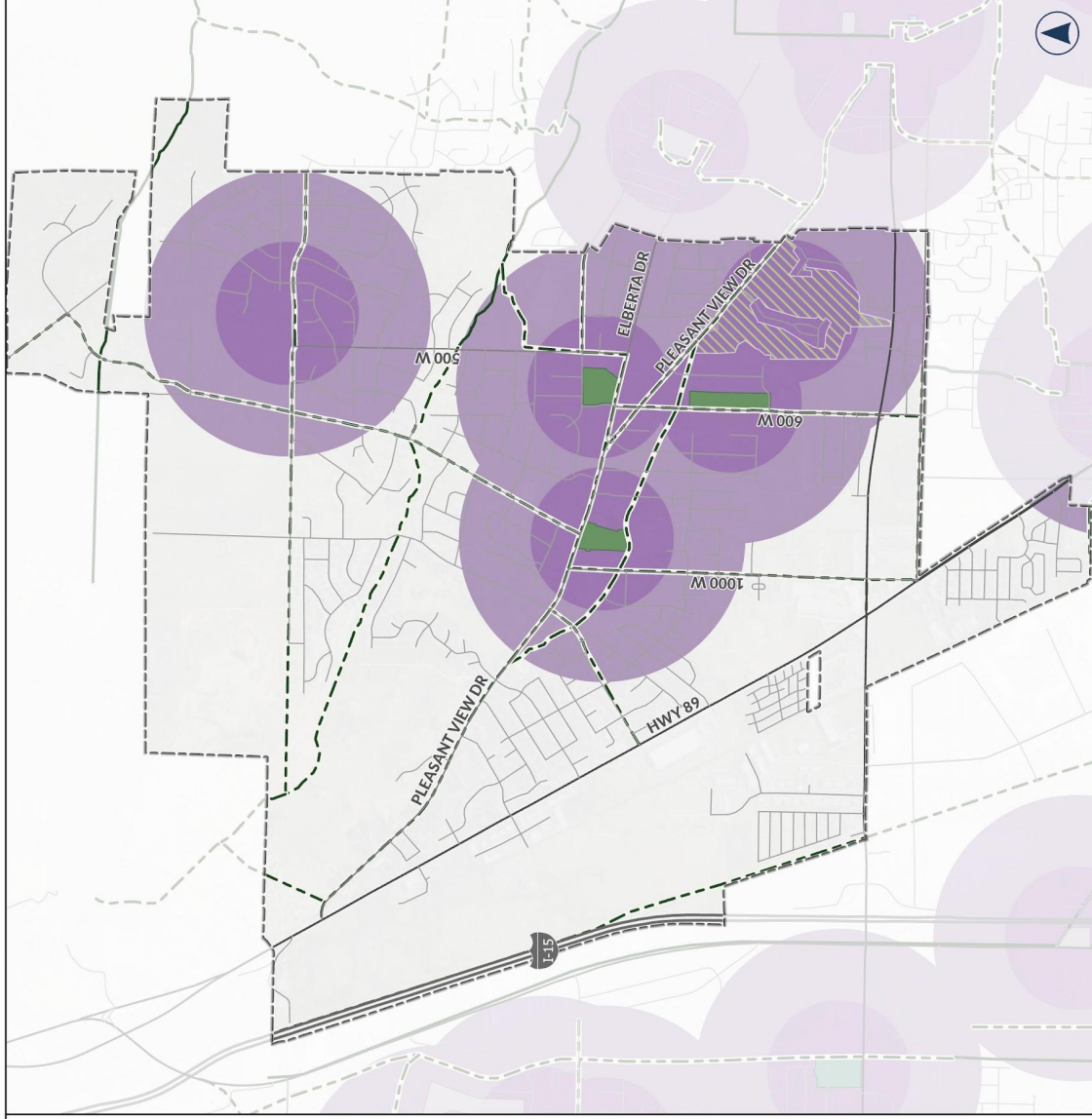
- Legend
- City Limits
 - All Agricultural
 - Commercial/Industrial - Vacant
 - Agricultural - Vacant
 - Vacant Land - Other



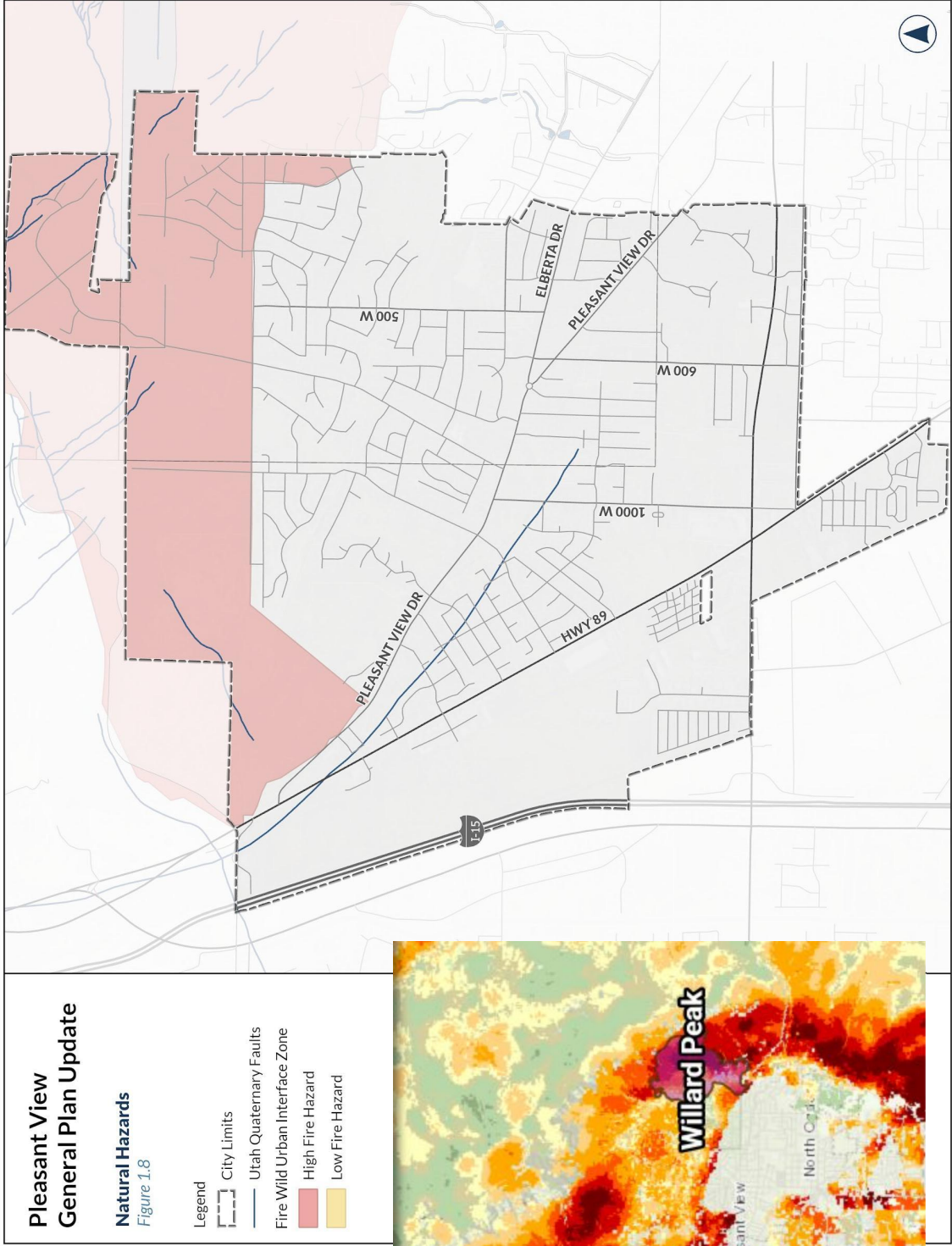
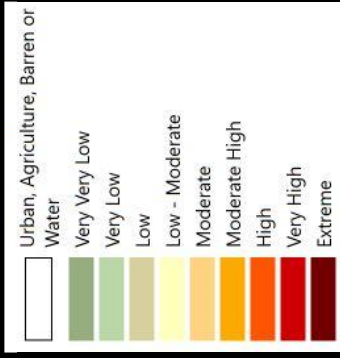
Pleasant View General Plan Update

Parks
Figure 1.7

- Legend**
- Trails
 - Existing
 - Proposed
 - City Limits
 - Park Buffer
 - Distance Bands
 - 0.5
 - 0.25
 - Parks
 - Neighborhood Park
 - Community/City Park
 - Golf Course
 - Special Use
 - Unspecified



Wildfire Risk





Alluvial-Fan Flooding Susceptibility

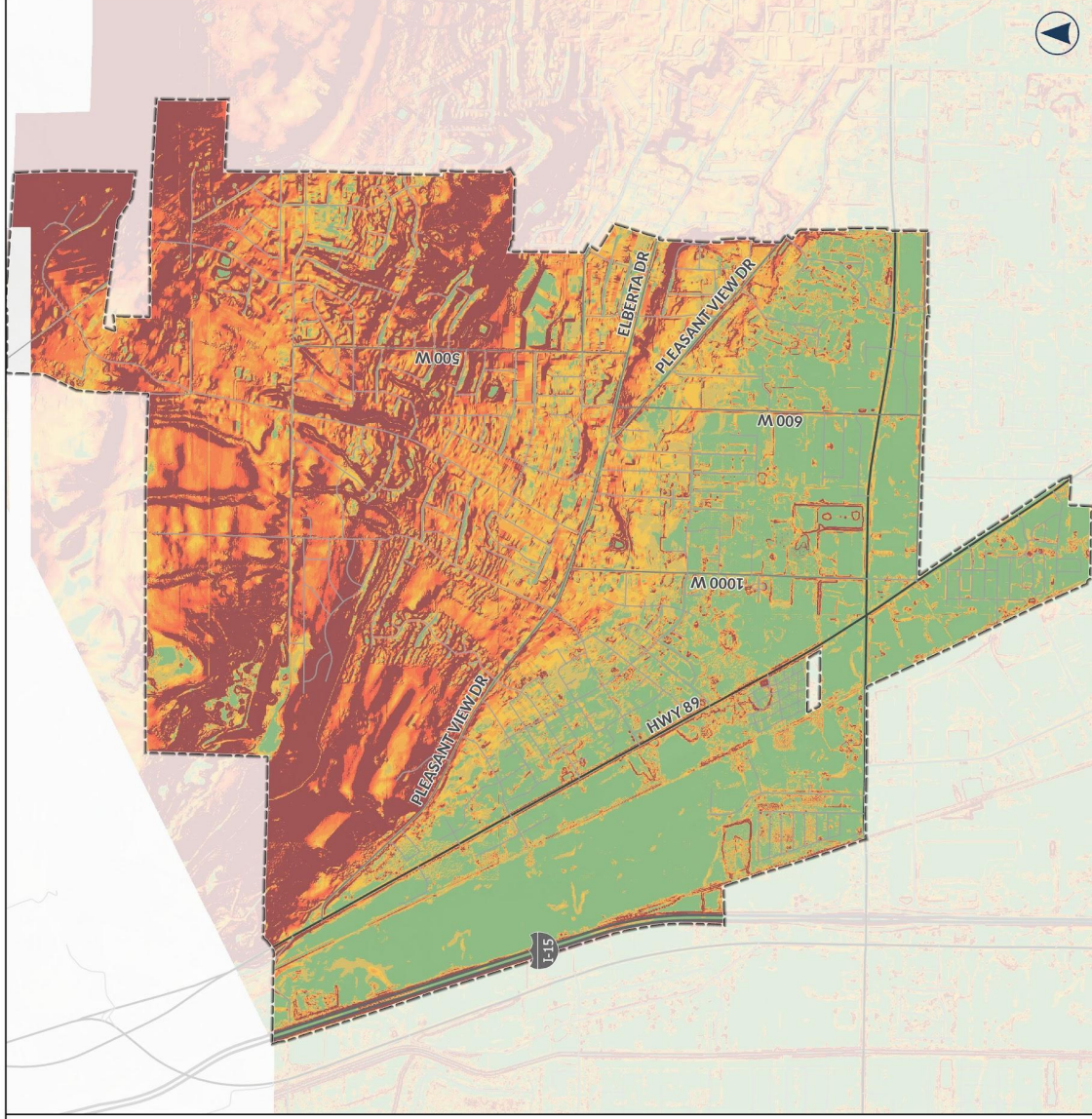
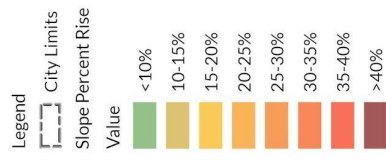
- High Priority Alluvial Fan
- Moderate Priority Alluvial Fan
- Out of domain- Arizona

Fault Lines

- <150 Years, Well Constrained
- <15,000 Years, Well Constrained
- <15,000 Years, Moderately Constrained
- <15,000 Years, Inferred
- <130,000 Years, Well Constrained
- <130,000 Years, Moderately Constrained
- <130,000 Years, Inferred
- <750,000 Years, Well Constrained
- <750,000 Years, Moderately Constrained
- <750,000 Years, Inferred
- <2.6 Million Years, Well Constrained
- <2.6 Million Years, Moderately Constrained
- <2.6 Million Years, Inferred
- Undetermined, Well Constrained
- Undetermined, Moderately Constrained
- Undetermined, Inferred

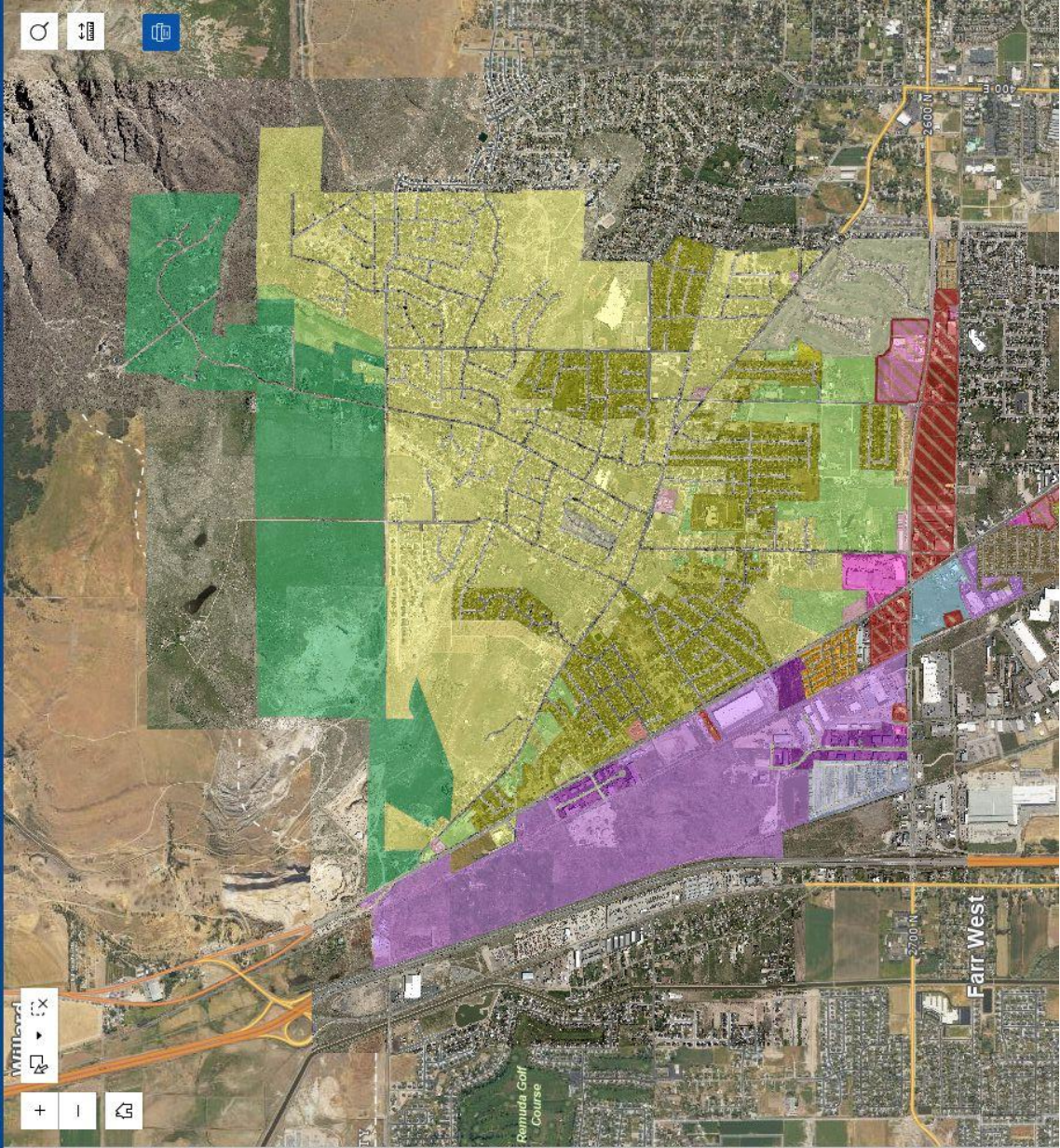
Pleasant View General Plan Update

Natural Hazards
Figure 1.8



Pleasant View City Zoning - Public

City Boundary	...
Future Land Use - Public	∅
Subdivisions - Public	∅
Zoning - Public	...



Do not edit
How to change the design



Join at **slido.com**
#4048243



ⓘ Presenting with animations, GIFs or speaker notes? Enable our [Chrome extension](#)

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Do not edit
How to change the design



Top of Mind Planning Topics

ⓘ Presenting with animations, GIFs or speaker notes? Enable our [Chrome extension](#)

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UPCOMING MEETINGS

Joint PC / CC Meeting

Tues. Oct. 13th - 6:00 PM

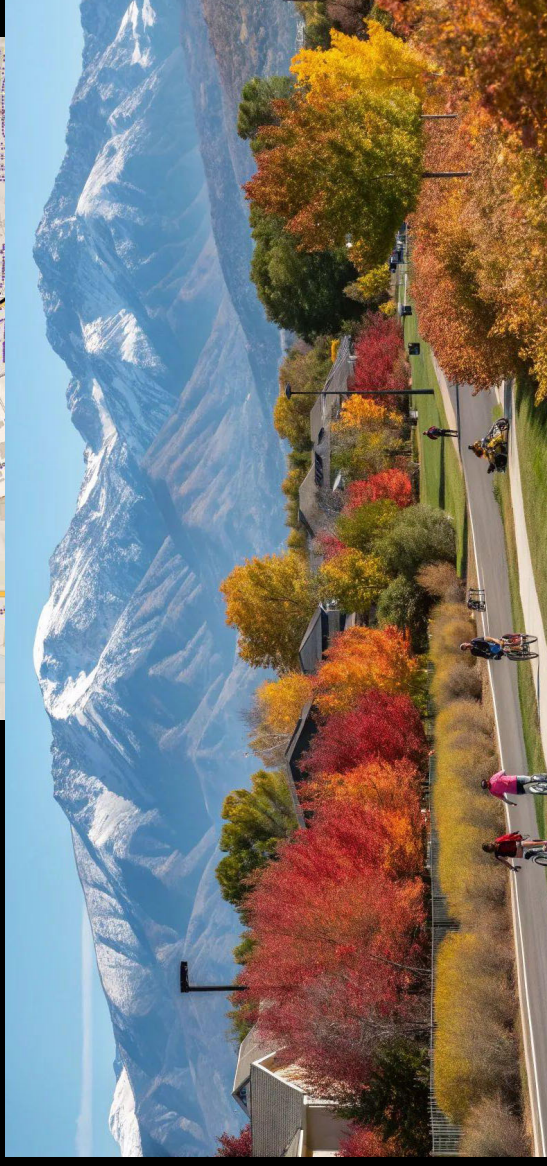
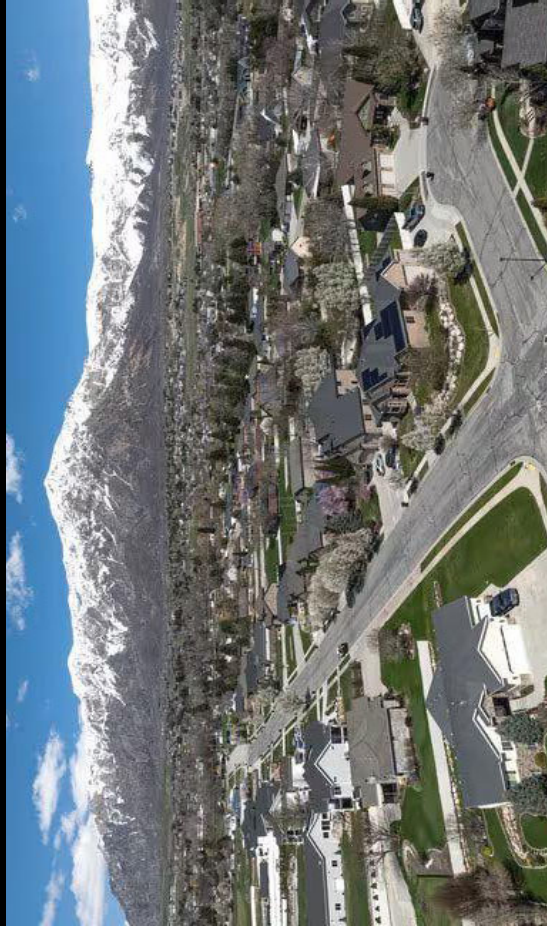
Pumpkin Palooza

Sat. Oct. 25th: 12:00 - 2:30

Public Workshop #1

Thurs. Nov. 12th - 6:00 PM

Same week as Nov 9th RTP Workshop!



Quick Slido

Top of Mind Planning Topics

- Commercial sales revenues
- Access to jobs
- **Access to Employment (local and regional)**
- **Transportation choices**
- Next generation housing costs
- Water supply / water use
- Impacts of Data Centers
- Natural hazards (fire, flooding)
- Access to parks & recreation
- Other

PLEASANT VIEW, UT

Planning Together for a Stronger Future

These are important topics that shape our community.
Your input helps guide a shared vision for Pleasant View.



COMMERCIAL SALES REVENUES

A strong local economy supports quality services, public investments, and community vitality.



ACCESS TO JOBS

Good access to local employment centers strengthens households and reduces commute times.



ACCESS TO EMPLOYMENT (LOCAL AND REGIONAL)

Connections to regional employment hubs expand opportunities and support long-term economic prosperity.



NEXT GENERATION HOUSING COSTS

Attainable, diverse housing options help next generations live, work, and thrive in our community.



WATER SUPPLY/ WATER USE

Sustainable water supply and responsible use protect our quality of life today and for the future.



NATURAL HAZARDS (FIRE, FLOODING)

Preparing for and reducing risk from wildfires, floods, and other hazards builds a safer, more resilient community.



TRANSPORTATION CHOICES

Multiple ways to get around—driving, transit, biking, walking—create a connected, efficient, and accessible community.



ACCESS TO PARKS & RECREATION

Parks, trails, and open spaces enhance health, bring people together, and make our community a great place to live.



OTHER

What other topics should we consider? Your ideas help shape our community's future.

Project Website . . .

QR Code

Tell your friends & neighbors . . .

Map of city . . .

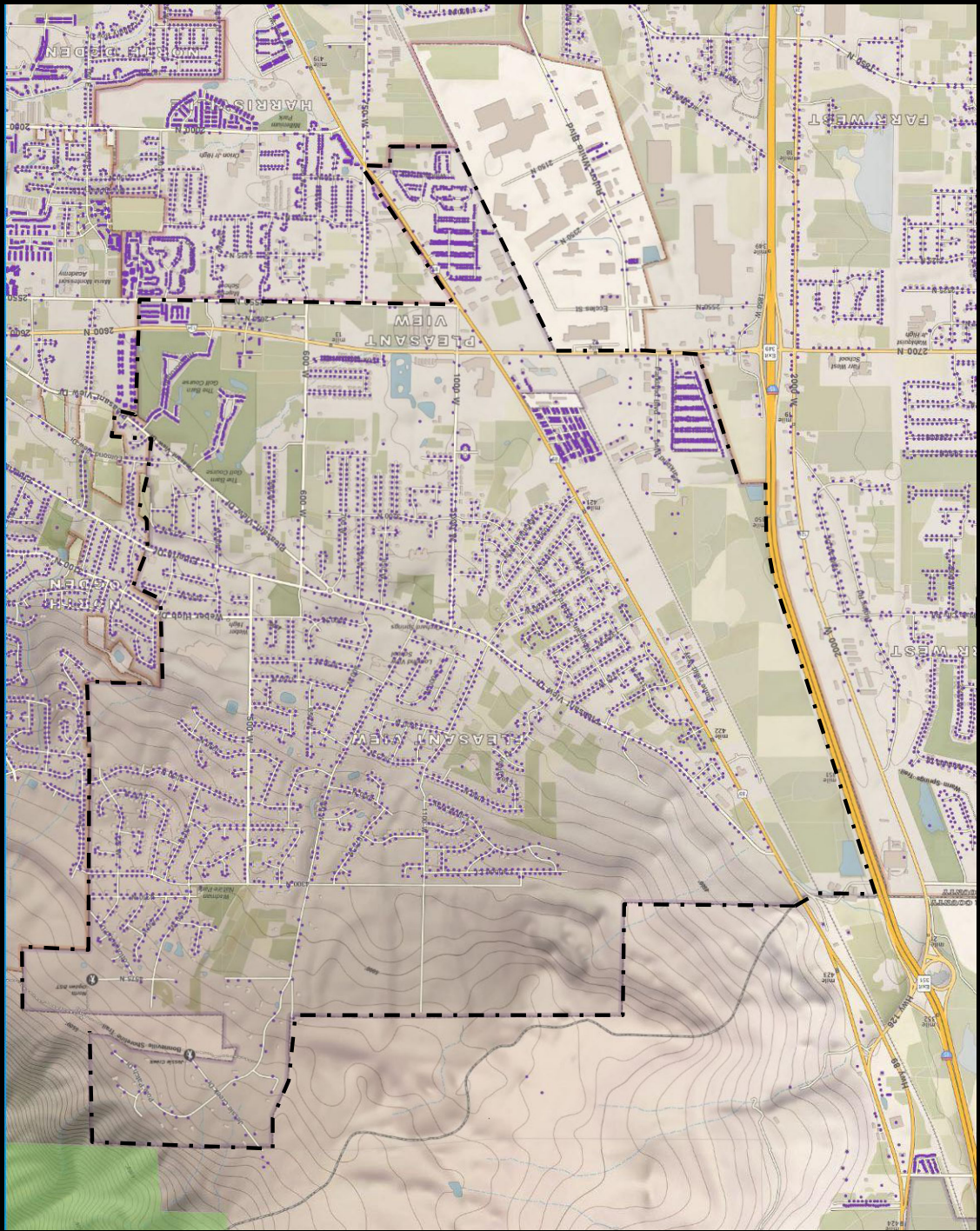
- Current land use . . .
- What is a general plan
- How can you engage?
 - Upcoming meeting
 -

Subscribe ! Join our contact list to stay informed of future meetings and updates!

First, Last, Email

(select all that apply)

- ☐ I live in Pleasant View
- ☐ I work in Pleasant View
- ☐ I own property in Pleasant View
- ☐ I work outside of Pleasant View
- ☐ I live outside of Pleasant View



GEOGRAPHY

Civic Boundaries Planning Districts

AREA OF INTEREST TYPE

City

County

Utah House

Utah Senate

AREA OF INTEREST

Pleasant View

City view - 2023

DIRECTION - WHERE

Residents WORK

Workers LIVE

MAP DISPLAY GEOGRAPHY

City

County

COMMUTE BALANCE

OVERVIEW VENN TREND

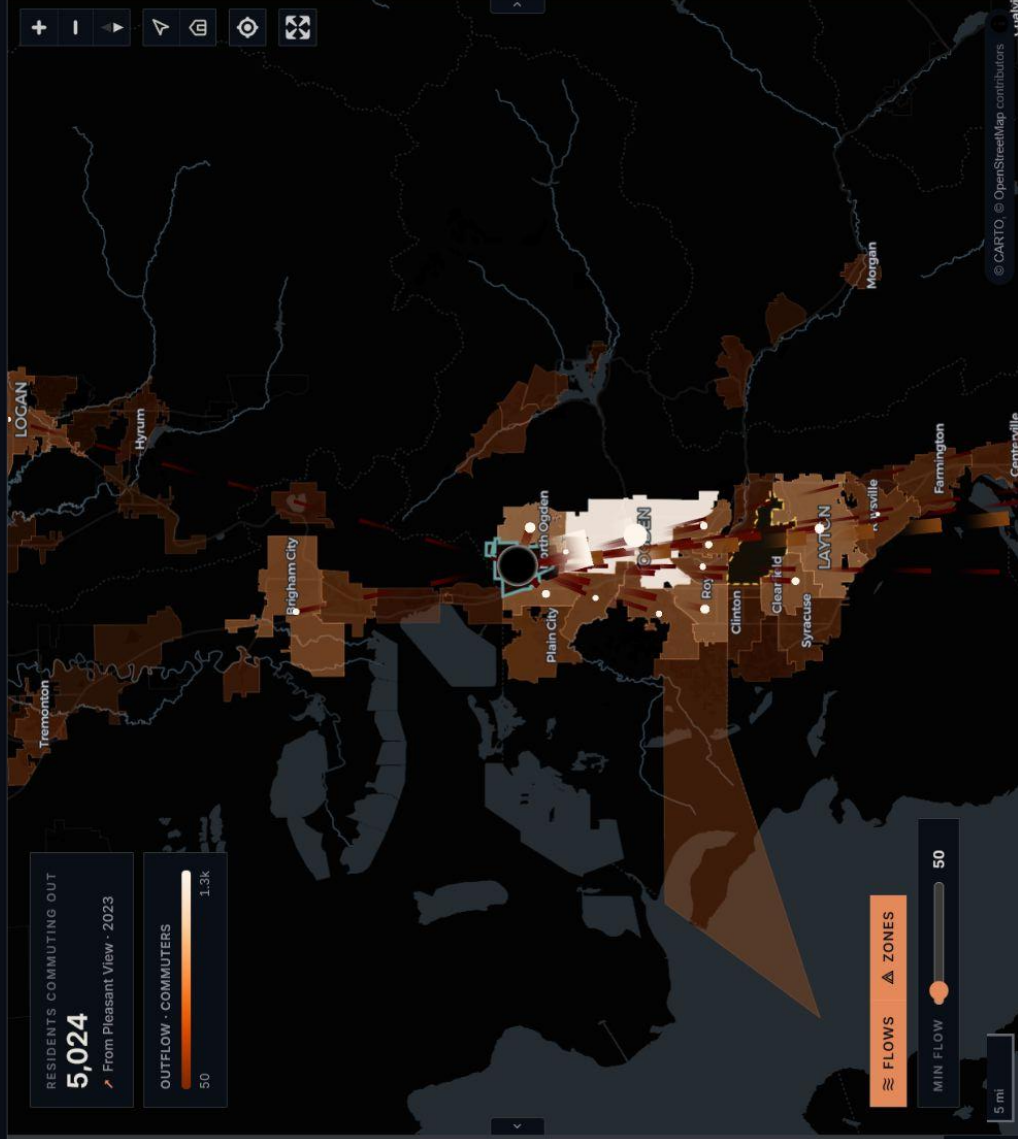
PNG CSV



WASATCH FRONT
REGIONAL COUNCIL

DATA YEAR
2023

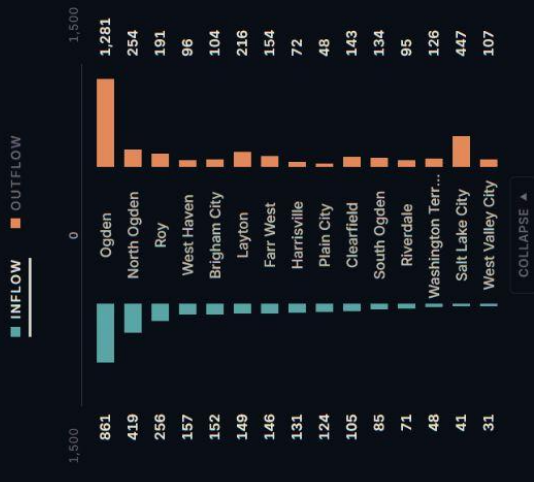
2022



RESIDENTS COMMUTING OUT
5,024
From Pleasant View - 2023

OUTFLOW - COMMUTERS
50 1.3k

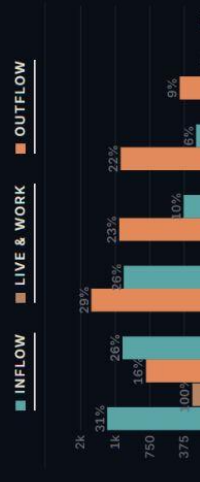
01 - BIDIRECTIONAL
Top Flows



02 - DISTANCE DISTRIBUTION

Commute Length

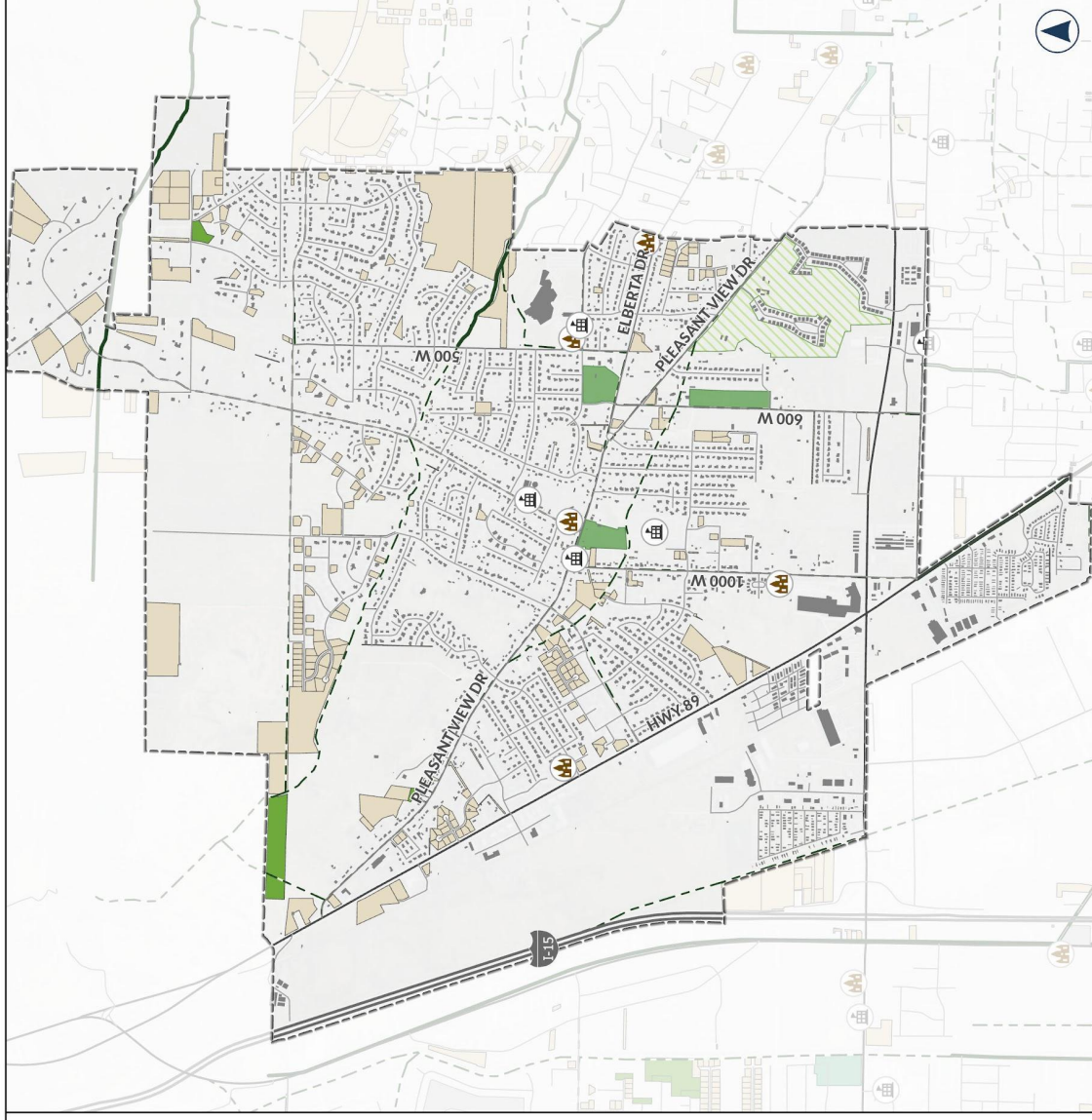
AVERAGE
22.9 mi
MEDIAN
13.1 mi



Pleasant View General Plan Update

Agriculture
Figure 1.5

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 - Unspecified
 - Agricultural - Vacant
 - Vacant Land - Other



General Plan Elements

1. **Existing Current Land use**

Land use & housing

- Vacant areas
- Yellow Single Family Dwelling (SFD)
- Orange Towns / MF & Mobile Home Park
- Red Commercial
- Violet Color

(Map - shows the predominance of SF
(general location of MF
(where commercial is
(where vacant land is

Building footprints?

School & church Icons
Civic icons

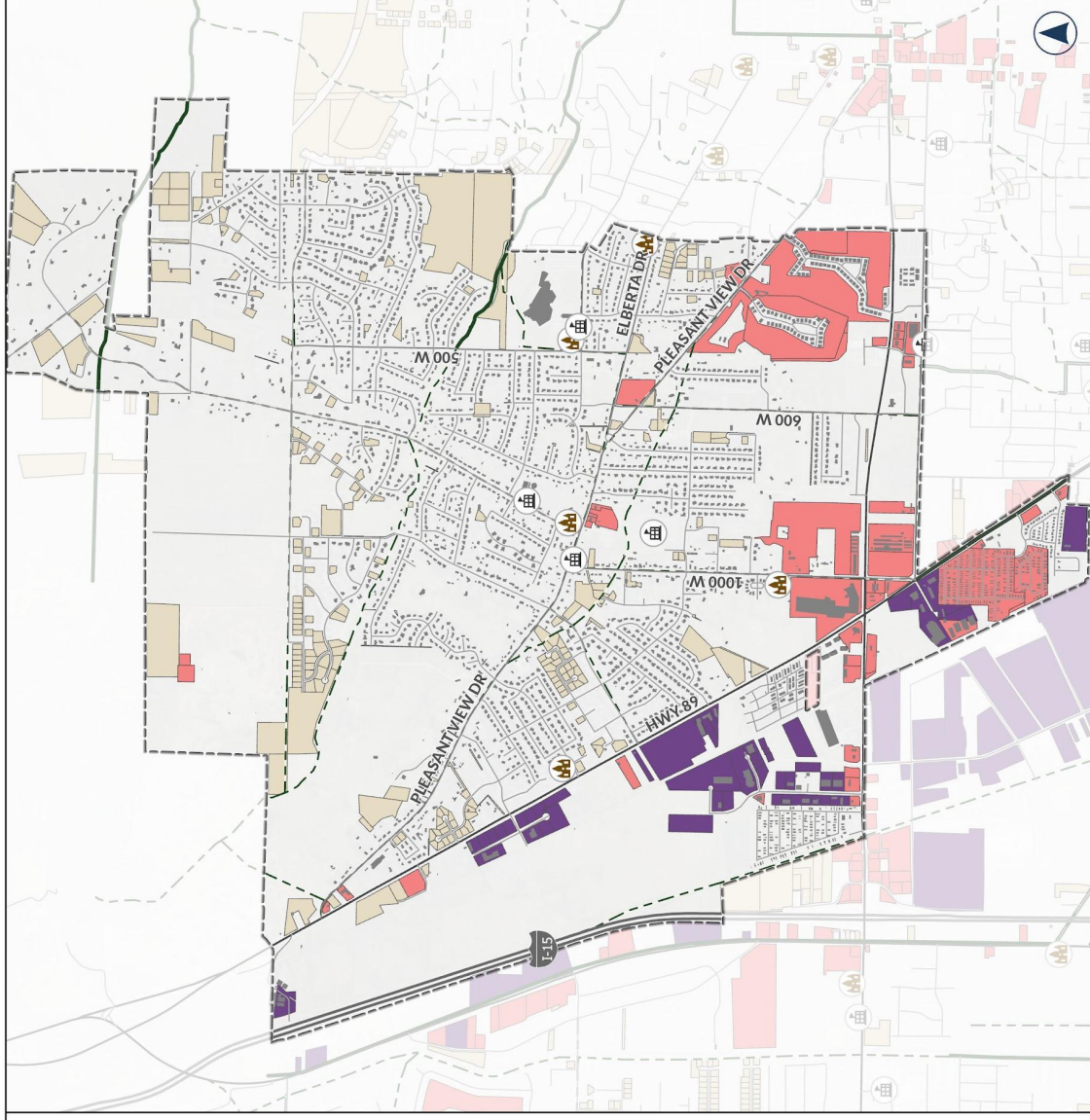


One or two spots that are
not public

Pleasant View General Plan Update

Commercial
Figure 1.4

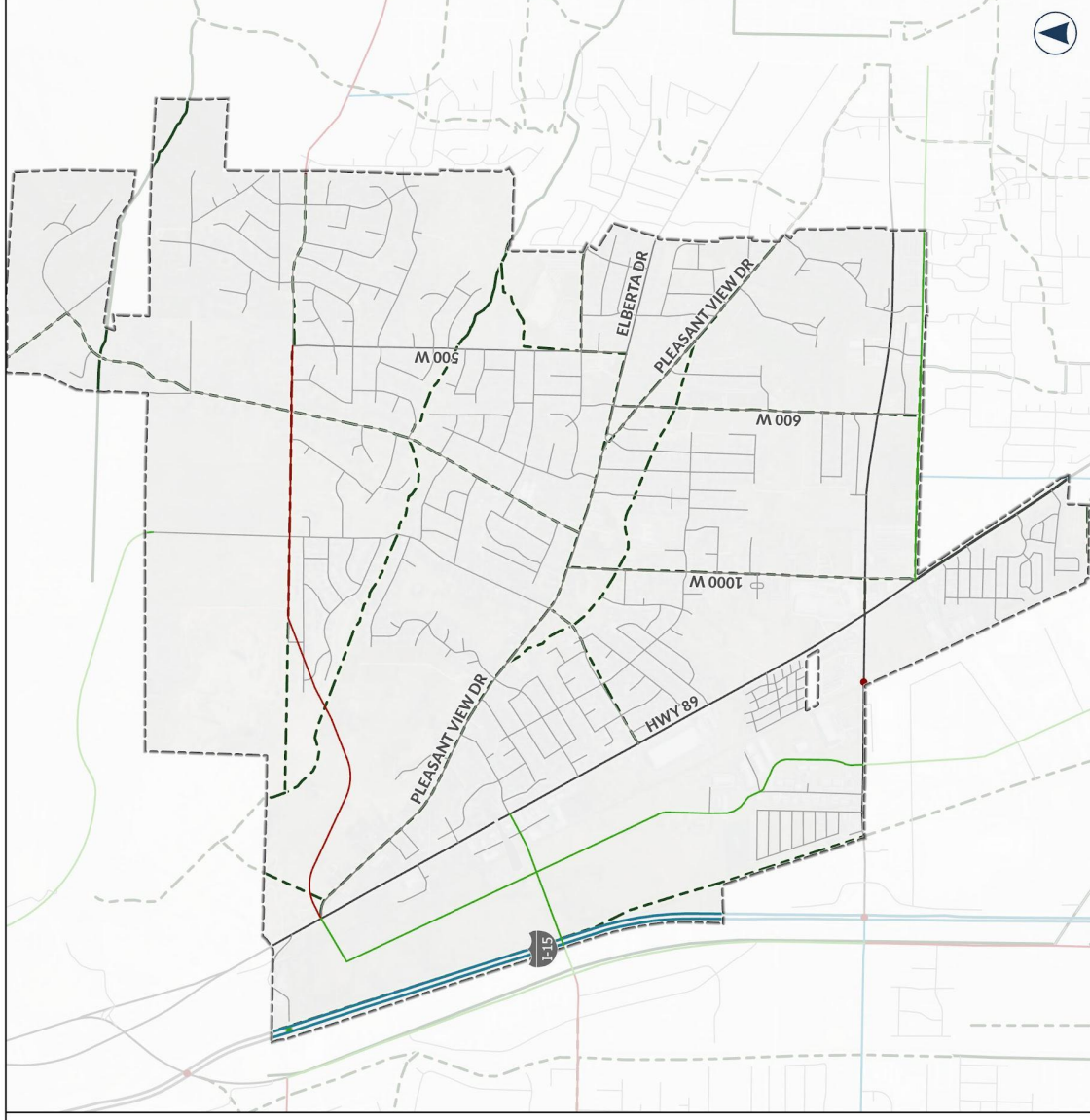
- Legend**
- Trails
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 - Proposed
 - City Limits
 - Schools
 - Places of Worship
 - All Commercial
 - All Industrial
 - Vacant Land - Other



Pleasant View General Plan Update

Transportation + Connectivity Figure 1.6

- Legend
- RTP Roadway Projects
 - RTP Roadway Projects
 - Phase Needed
 - Phase 1 (2019-2030)
 - Phase 2 (2030-2040)
 - Phase 3 (2040-2050)
 - Trails
 - Existing
 - Proposed
 - City Limits



Three Core Strategies

for a High-Performing Transportation System



BUILD

Add more capacity
and choices to
the system



INNOVATE

Optimize the system
through innovation and technology



BALANCE

Bring more homes and
jobs closer together