

Lindee's Loft

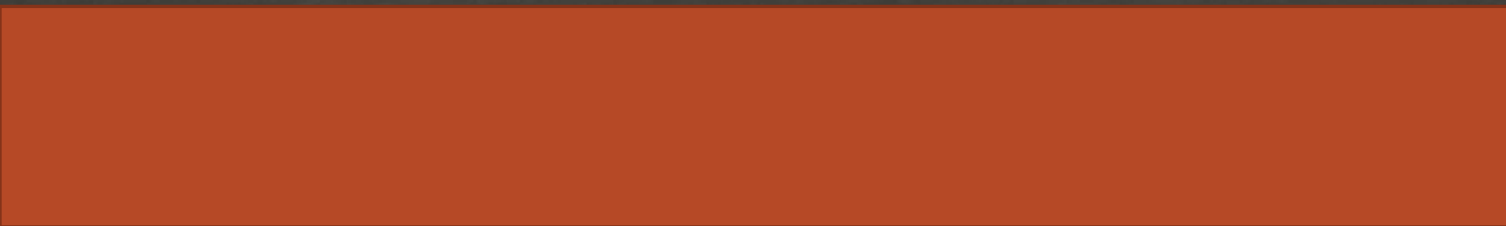
Blaisdel & Winzler Rezone

Orchards No. 3 Final

2700 N Rezone

City Council

October 27, 2020



Lindee's Loft Preliminary

- ◆ Location – 3479 N 1000 W & 3367 N 1000 W
- ◆ 3 current lots
- ◆ Turning into 23 lots buildable lots
- ◆ Applicant: Lesha Spencer

PLEASANT VIEW CITY
APPLICATION FOR SUBDIVISION PRELIMINARY PLAT

SUBDIVISION NAME: TBD LOCATION: please refer to parcel #'s

ACREAGE: 12.147 NUMBER OF LOTS: 23 ZONE: RE-15

PARCEL ID NUMBERS: 17-062-0043, 17-062-0046, 17-062-0047

PROPERTY OWNER(S): (attach additional pages if needed)
 NAME: Richard & Tamara Singleton PHONE: _____ FAX: _____
 ADDRESS: Harry Strimpron EMAIL: please use parcel numbers

APPLICANT/RESPONSIBLE PARTY:
 NAME: Lesha Spencer PHONE: 801-564-3546 FAX: NONE
 ADDRESS: 2120 N. 400 E No. Ogden EMAIL: leshaspencer@realstate@gmail
 (If different)
 BILLING ACCOUNT CONTACT: same as above EMAIL: _____
 ADDRESS: _____ PHONE: _____

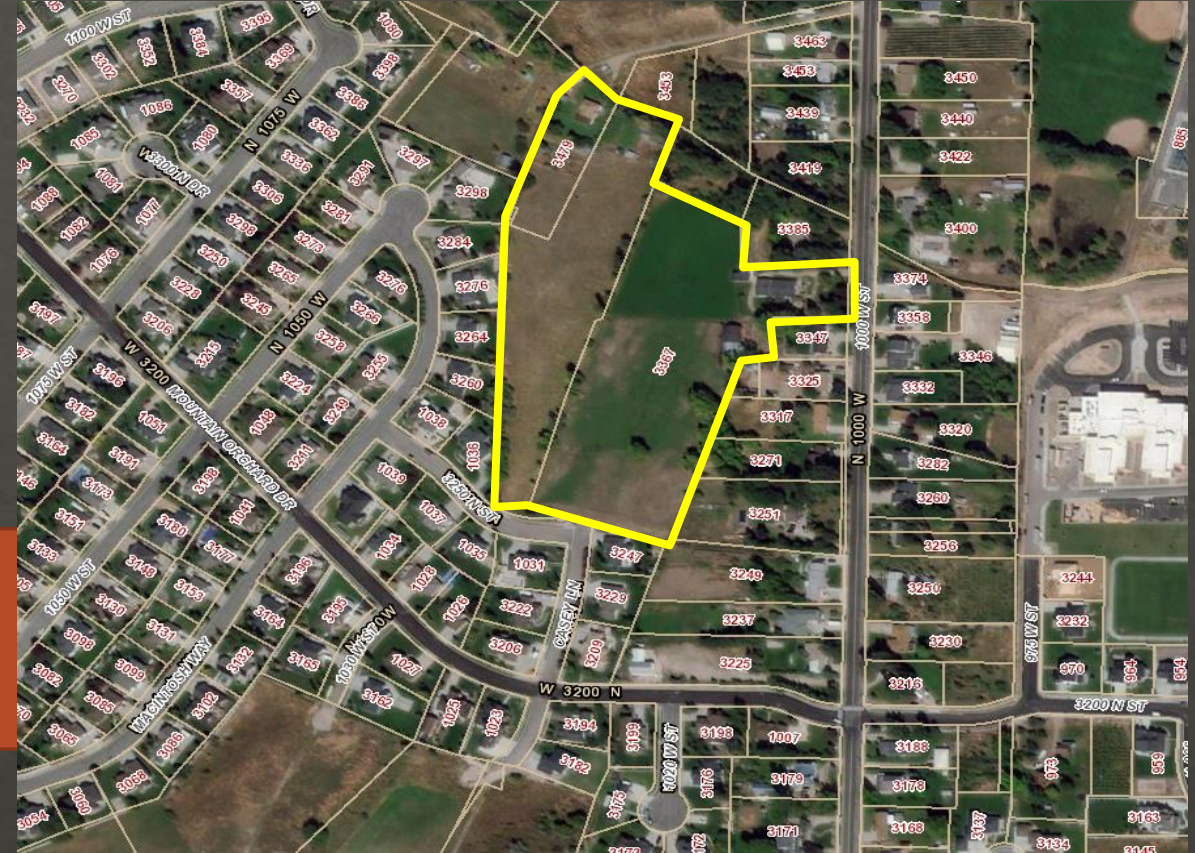
SURVEYOR:
 NAME: Greg Hansen PHONE: 435-723-3491 FAX: 435-723-3492
 ADDRESS: 538 N. Main, Brigham EMAIL: greg.h@haines.net

ENGINEER:
 NAME: Jim Flint PHONE: HAI 435-723-3491 FAX: 435-723-3492
 ADDRESS: 538 N. Main, Brigham EMAIL: jimf@haines.net

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

Signature of Applicant/Agent: Lesha Spencer Notary: [Signature]

RANDI ULIBARRI
 NOTARY PUBLIC - STATE of UTAH
 COMMISSION NO. 708949
 COMM. EXP. 11/05/2023



Affidavit

Property Owner

I (we) Richard & Tamara Singleton (please print)
certify that I(we) am(are) the Owners(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.

Property Owner(s) Richard & Tamara Singleton

Subscribed and sworn to me on 5/13/20 (date)

Notary [Signature]
(Residing in: Provo, UT)
My commission expires 11.5.23 (date)



Notary Seal

Agent Authorization

I(we) Richard & Tamara Singleton (please print),
the owner(s) of the real property identified in this application, do authorize as my (our) agent(s)
RW Custom Homes (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.

Property Owner(s) Richard & Tamara Singleton

Subscribed and sworn to me on 5/13/20 (date)

Notary [Signature]
(Residing in: Provo, UT)
My commission expires 11.5.23 (date)



Notary Seal

Affidavit

Property Owner

I (we) GARY STIMPSON (please print)
certify that I(we) am(are) the Owners(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.

Property Owner(s) Gary Stimpson

Subscribed and sworn to me on June 17, 2020 (date)

Notary [Signature]
(Residing in: Weber County)
My commission expires 8/24/2020 (date)



Notary Seal

Agent Authorization

I(we) Gary Stimpson (please print), the
owner(s) of the real property identified in this application, do authorize as my (our) agent(s)
RW Custom Homes (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.

Property Owner(s) Gary Stimpson

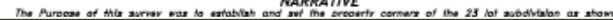
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Notary [Signature]
(Residing in: Weber County)
My commission expires 8/24/2020 (date)

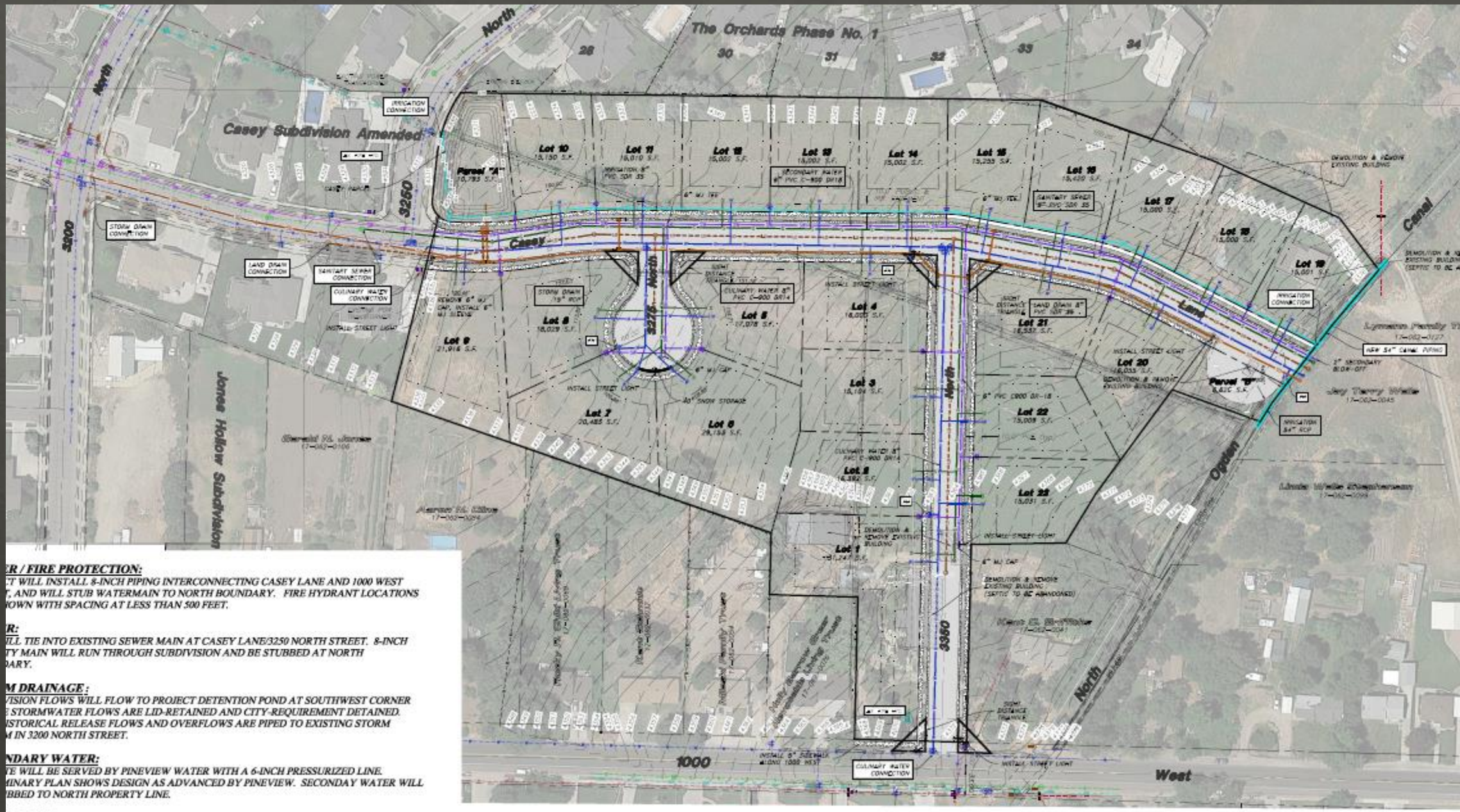


Notary Seal

Pleasant View, Weber County, Utah
A Part of the Northwest Quarter of Section 30,
Township 7 North, Range 1 West, Salt Lake Base & Meridian
June 2020



LEGEND



FIRE PROTECTION:

PROJECT WILL INSTALL 8-INCH PIPING INTERCONNECTING CASEY LANE AND 1000 WEST STREET, AND WILL STUB WATERMAIN TO NORTH BOUNDARY. FIRE HYDRANT LOCATIONS SHOWN WITH SPACING AT LESS THAN 500 FEET.

SEWER:

PROJECT WILL TIE INTO EXISTING SEWER MAIN AT CASEY LANE/3250 NORTH STREET. 8-INCH SEWER MAIN WILL RUN THROUGH SUBDIVISION AND BE STUBBED AT NORTH BOUNDARY.

STORM DRAINAGE:

STORMWATER FLOWS WILL FLOW TO PROJECT DETENTION POND AT SOUTHWEST CORNER OF CASEY LANE AND 1000 WEST STREET. STORMWATER FLOWS ARE LID-RETAINED AND CITY-REQUIREMENT DETAINED. HISTORICAL RELEASE FLOWS AND OVERFLOWS ARE PIPED TO EXISTING STORM DRAINAGE IN 3200 NORTH STREET.

WATER SUPPLY:

PROJECT WILL BE SERVED BY PINEVIEW WATER WITH A 6-INCH PRESSURIZED LINE. SECONDARY WATER MAIN WILL BE ADVANCED BY PINEVIEW. SECONDARY WATER MAIN WILL BE STUBBED TO NORTH PROPERTY LINE.

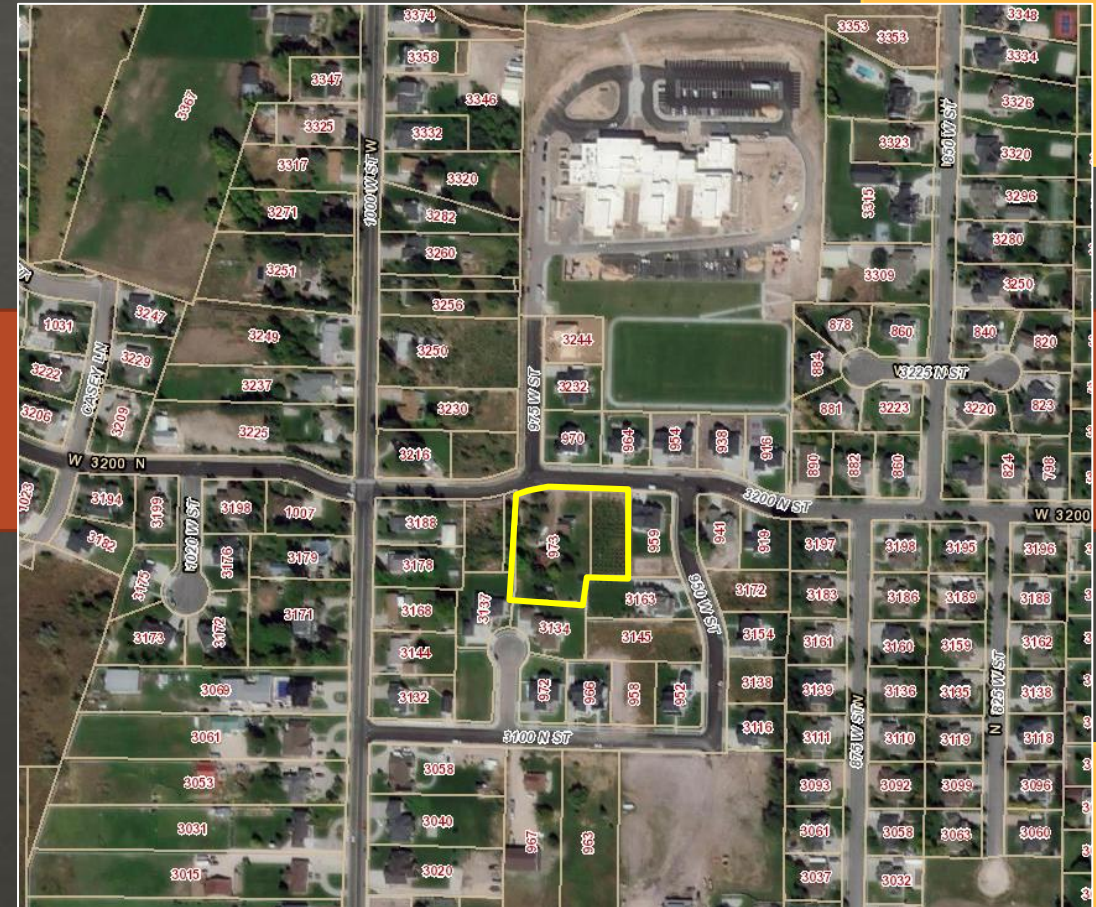
- ◆ City Engineer ✓
- ◆ Fire Marshall ✓

Comments:

- Scott Tuner (*1036 W 3250 N*) He has concerns of how close the homes are in his backyard.

Winzler & Blaisdell's Rezone

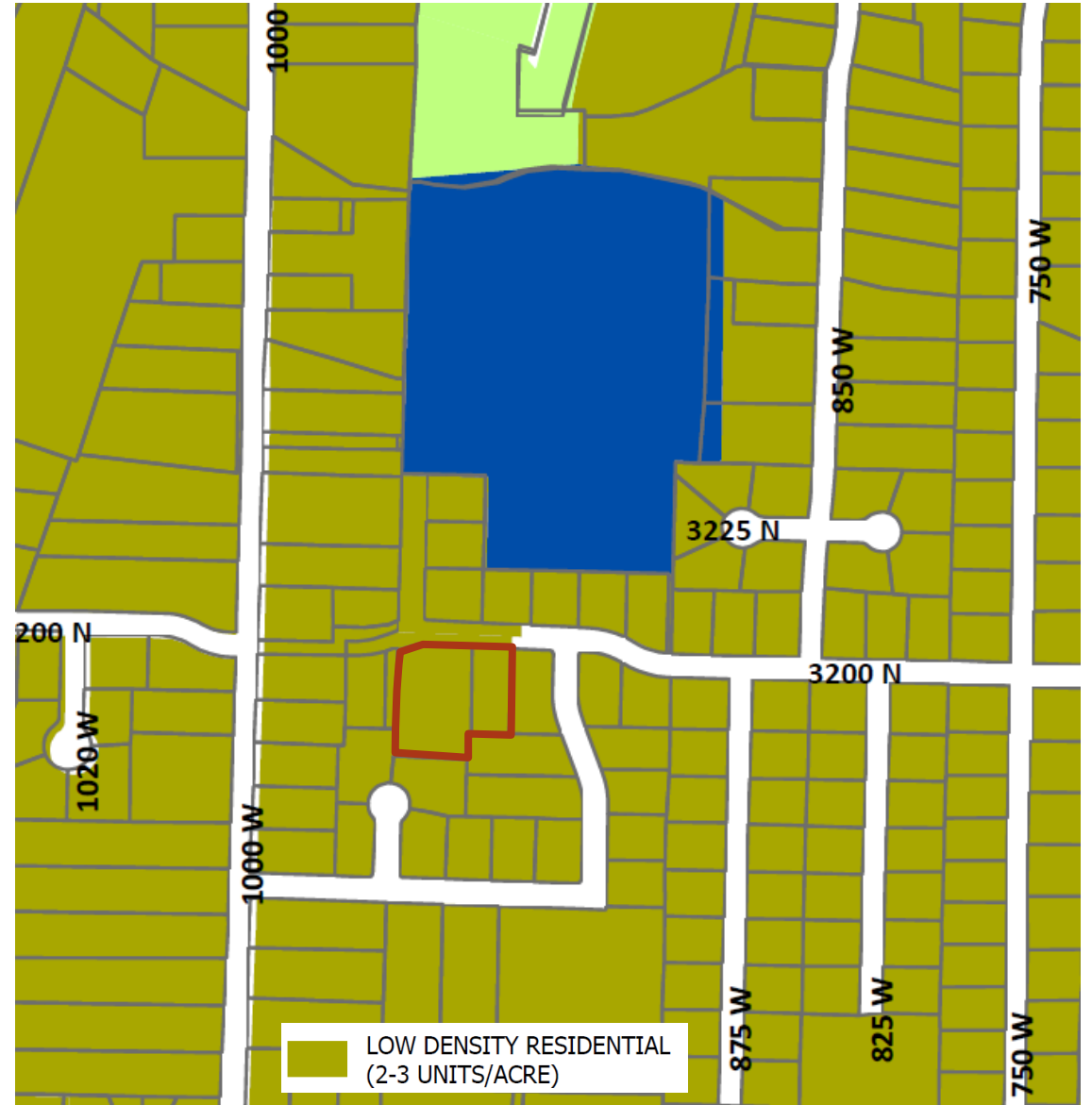
- ◆ Location: 973 W 3200 N & Parcel 17-062-0122
- ◆ Applicant: Brock Winzler
- ◆ Current Zoning & Future Zoning map
 - ◆ Blaisdell property: A-2
 - ◆ Brock Winzler: RE-15
- ◆ Zone Requesting RE-20
 - ◆ Winzler will be purchasing a portion of the Blaisdell's property.
 - ◆ Current size of Blaisdell's property – 1.07 acres



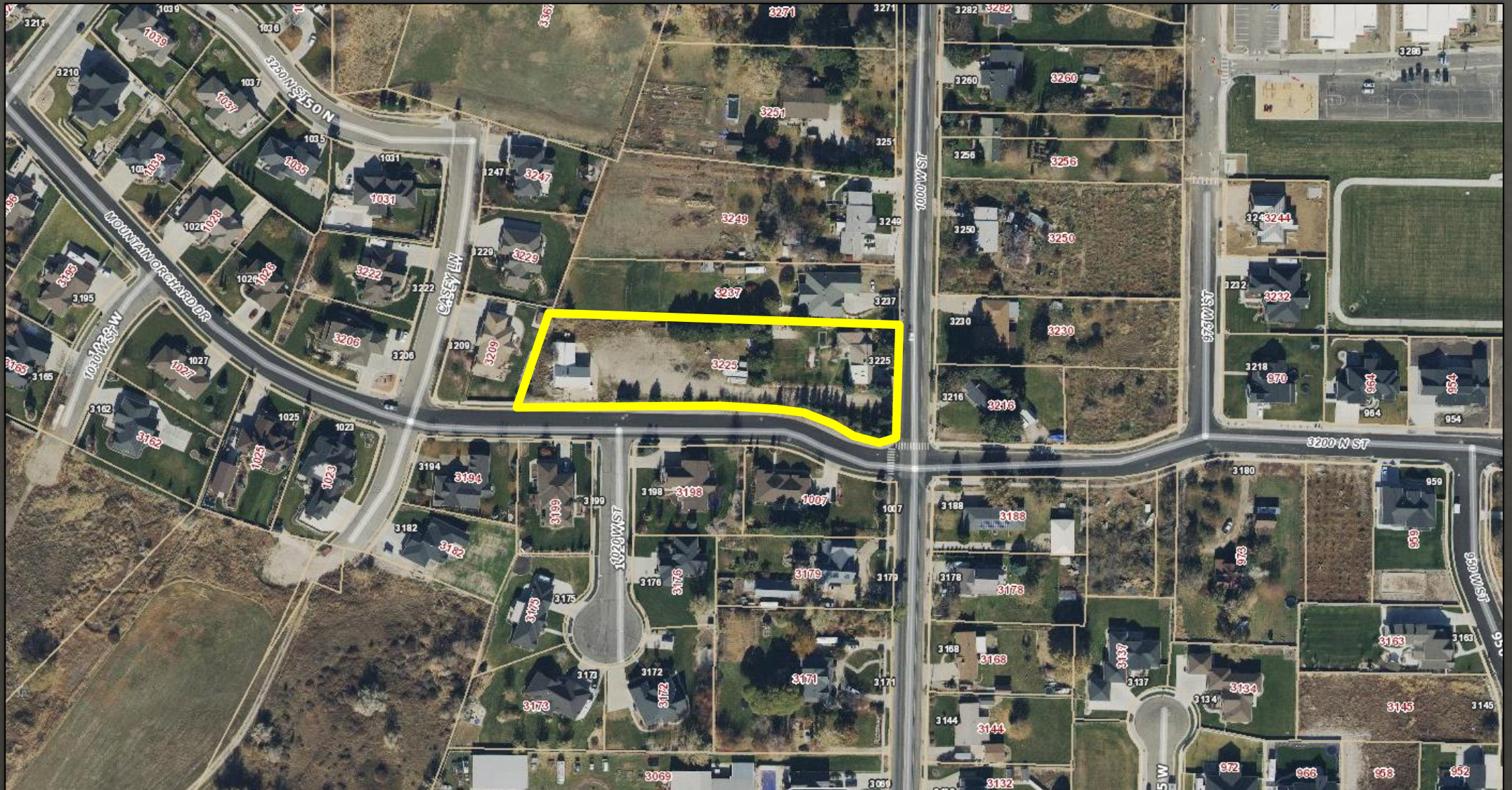
Current Zoning Map



Future Zoning Map



Orchards No. 3 Final



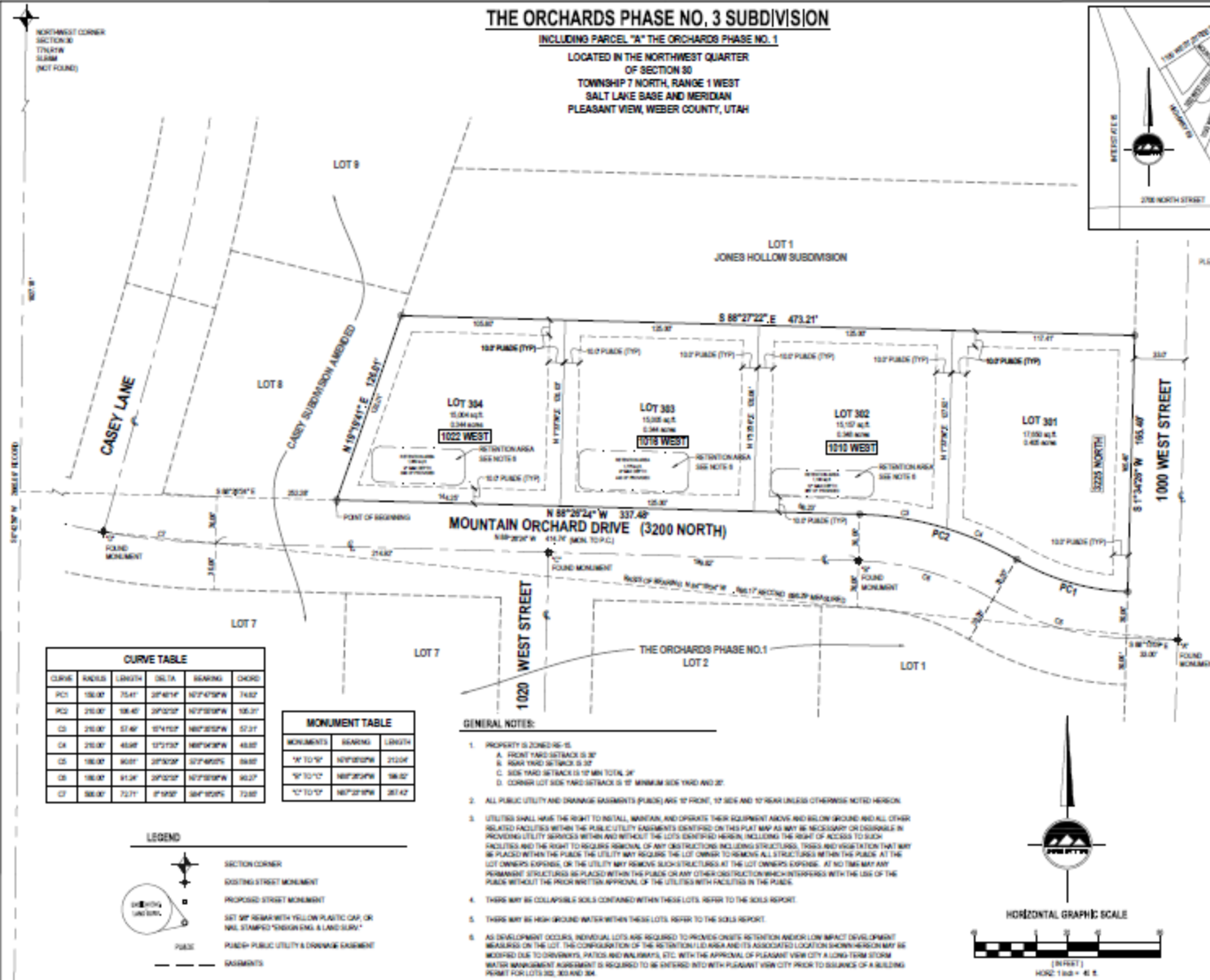
THE ORCHARDS PHASE NO. 3 SUBDIVISION

INCLUDING PARCEL "A" THE ORCHARDS PHASE NO. 1

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 30
TOWNSHIP 7 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
PLEASANT VIEW, WEBER COUNTY, UTAH



VICINITY MAP
NO SCALE
PLEASANT VIEW, WEBER COUNTY, UTAH



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	150.00	75.41	30°45'14"	N77°47'36"W	74.92
PC2	270.00	136.48	50°32'52"	N72°58'36"W	135.21
CC	270.00	57.46	57°14'52"	N67°25'24"W	57.21
CA	270.00	45.98	17°13'52"	N69°14'36"W	45.85
CS	150.00	80.81	30°30'52"	N77°49'25"W	80.65
CC	150.00	81.36	30°32'52"	N77°51'36"W	80.27
CS	150.00	72.71	17°19'52"	N69°15'25"W	72.55

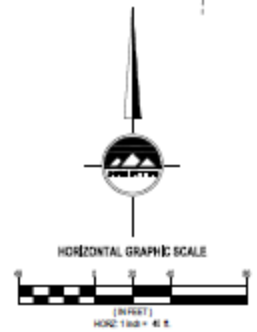
MONUMENTS	BEARING	LENGTH
1"	N77°47'36"W	74.92
1"	N72°58'36"W	135.21
1"	N67°25'24"W	57.21
1"	N69°14'36"W	45.85
1"	N77°49'25"W	80.65
1"	N77°51'36"W	80.27
1"	N69°15'25"W	72.55

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET OFF REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "SECTION 30 & LAND SURV"
- PUBLIC
- PUBLIC- PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS

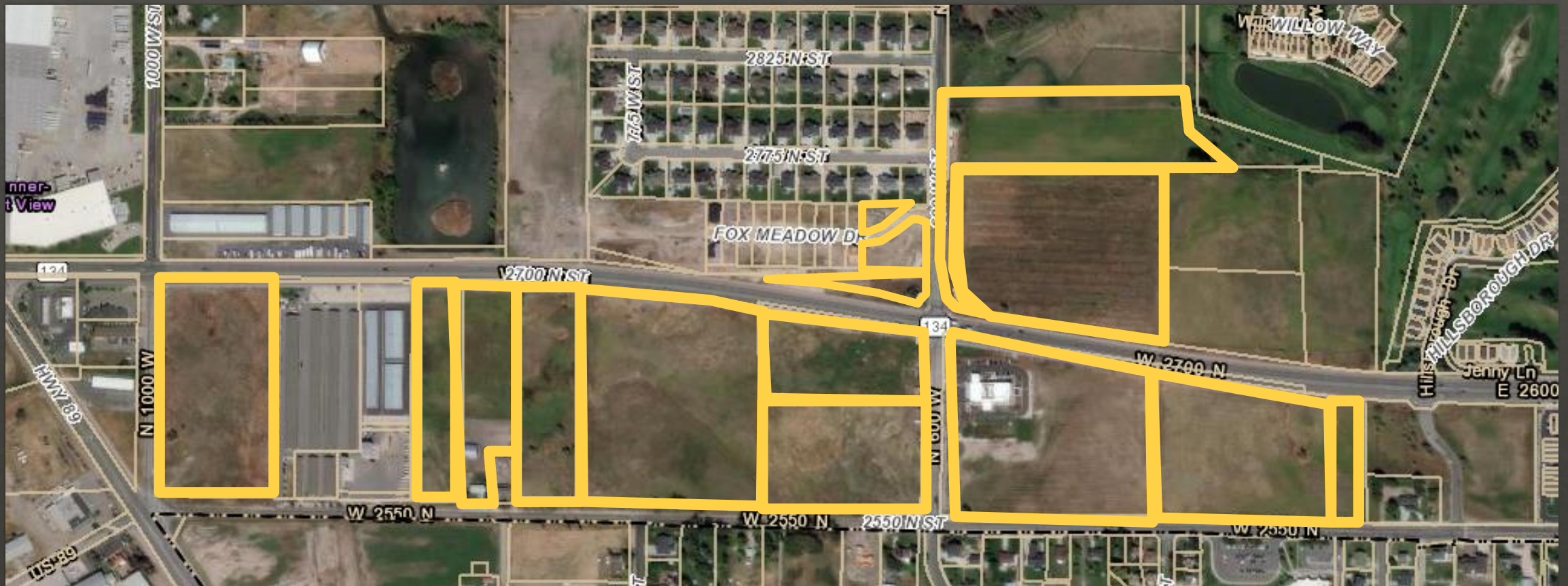
GENERAL NOTES:

- PROPERTY IS ZONED RE-15.
 - FRONT YARD SETBACK IS 30'
 - REAR YARD SETBACK IS 30'
 - SIDE YARD SETBACK IS 10' MIN TOTAL 30'
 - CORNER LOT SIDE YARD SETBACK IS 10' MINIMUM SIDE YARD AND 30'
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUBES) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS CONTAINED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREON INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUBES. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUBES. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUBES OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUBES. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUBES.
- THERE MAY BE COLLAPSIBLE SOILS CONTAINED WITHIN THESE LOTS. REFER TO THE SOILS REPORT.
- THERE MAY BE HIGH GROUND WATER WITHIN THESE LOTS. REFER TO THE SOILS REPORT.
- AS DEVELOPMENT OCCURS, INDIVIDUAL LOTS ARE REQUIRED TO PROVIDE ON-SITE RETENTION AND/OR LOW IMPACT DEVELOPMENT MEASURES ON THE LOT. THE CONFIGURATION OF THE RETENTION/LED AREA AND ITS ASSOCIATED LOCATION SHOWN HEREON MAY BE MODIFIED DUE TO CONVEYERS, PATIOS AND WALKWAYS, ETC. WITH THE APPROVAL OF PLEASANT VIEW CITY A LONG TERM STORM WATER MANAGEMENT AGREEMENT IS REQUIRED TO BE ENTERED INTO WITH PLEASANT VIEW CITY PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR LOTS 302, 303 AND 304.

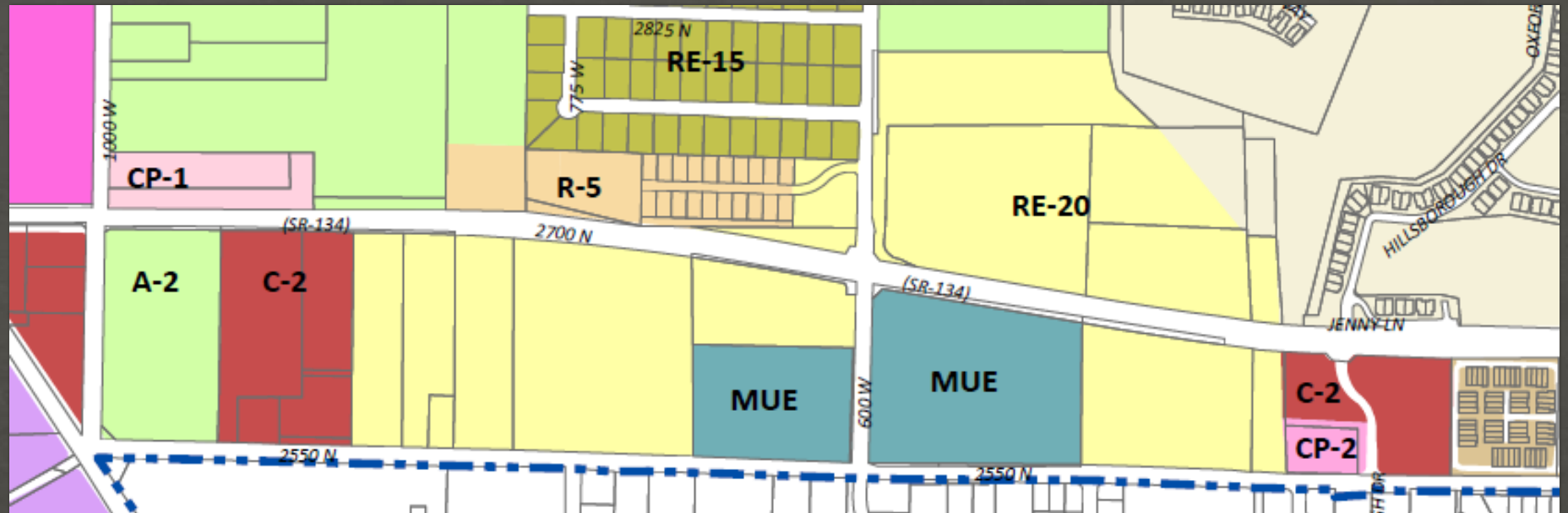


DEVELOPER
CRAIG NORTH
5805 CANTONMENT DRIVE
N.T. GREEN, UTAH 84008
801-452-3299

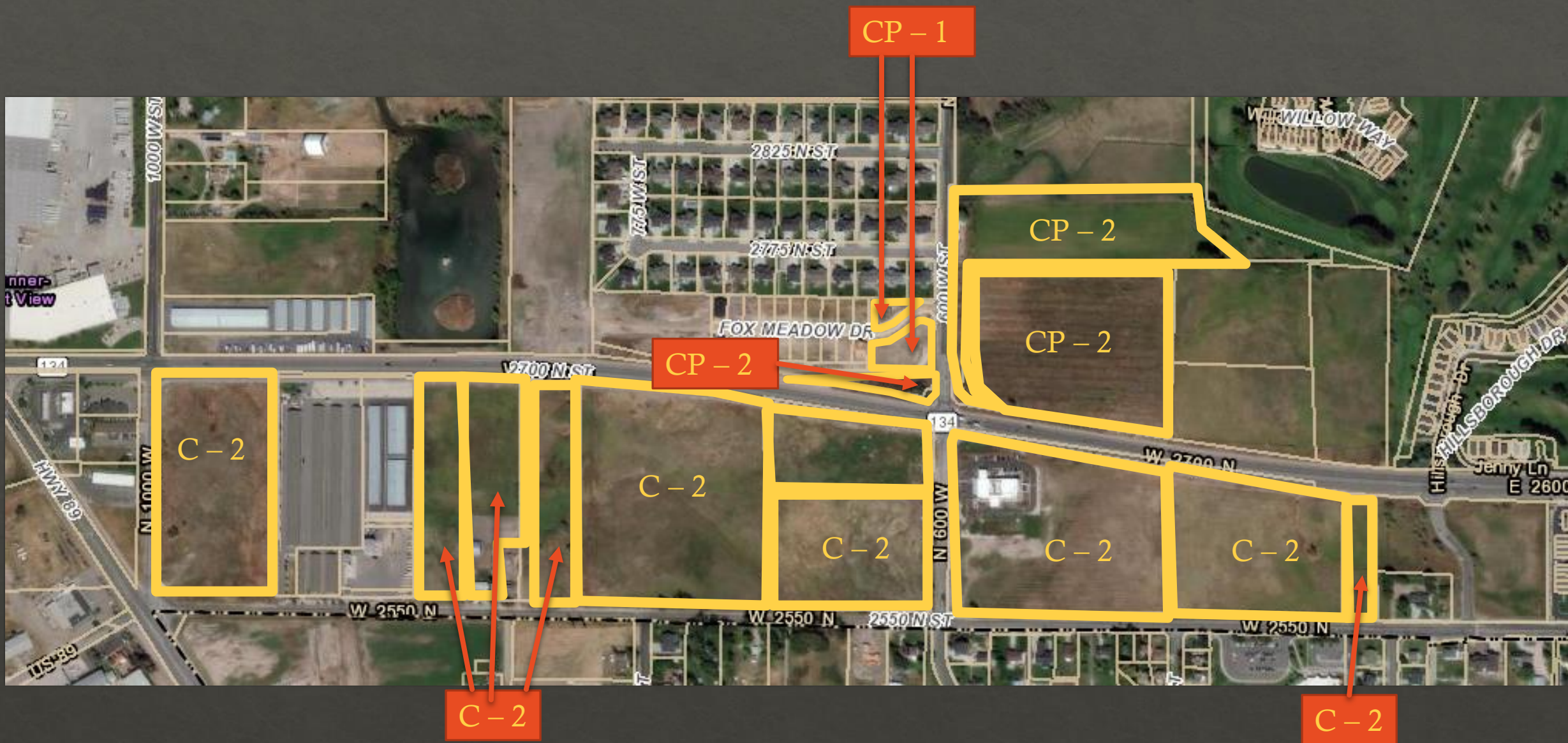
2700 N Rezone



Zoning



 GENERAL COMMERCIAL



◆ Questions:

- ◆ What happens to the property if it is rezoned?
 - ◆ Current Use: The current use can continue to be used until it is developed, or the actual land changes.
 - ◆ Property Taxes – The Value would change the commercial.
- ◆ What qualifies as “Greenbelt”?
 - ◆ Minimum 5 acres, (land less than 5 may qualify where devoted agriculture use in conjunction with eligible acreage see county information), devoted to agriculture use, been used as agriculture use for at least 2 years, and meet average annual production requirements. More details see Weber County website.
- ◆ What happens with Rollback Taxes? And Who pays?
 - ◆ It can be paid by the person selling the property or the one buying. *(like buying a home and closing costs)*
- ◆ Can you do an agreement like what the lawyer suggested?
 - ◆ No, you cannot have an agreement trigger a legislative time. Verified with Brent Bateman & Ombudsman.
- ◆ What are some causes we can run into if we do or don't rezone?
 - ◆ Do not rezone we run the risk of permits coming for subdivisions as they are permitted for those zones and building permits. These are permitted uses within the zones.
 - ◆ Rezone the property: we are setting aside locations for commercial, but the property taxes do increase for those locations.

Comments:

- Wayne Swain (*641 W 2775 N*) He is fine with the rezone but just has a concern on the signage.
- Received multiple calls from residents within Fox Meadows, who did not give names, but they inquired of the details within the zones. They were fine with it.
- Jody Deamer (*Realtor for Fox Meadows Patio Homes*) agreed it needs to be commercial due to the agreement. We spoke about what would be allowed and why the CP-1 was chosen. He was happy the professional buildings (dental and doctor offices) would be allowed within the CP-1.
- Rex Belnap with Belnap Trust (*parcel west of Wildcat Storage*) He stated they would not be able to pay the taxes if it is rezoned to commercial. He also sent a letter which was forwarded to Planning Commission on Tuesday 10/6/2020. received another email which was sent out on Monday.
- Belnap's lawyer – the letter was emailed out on Monday.
- John Hansen (*Belnap's Realtor*) He does not feel changing the zone would help entice commercial to come in.