

MEETING NOTICE OF THE  
PLEASANT VIEW PLANNING COMMISSION

Notice is hereby given that the Planning Commission of Pleasant View City will hold a regularly scheduled meeting at the City Office building on **Thursday, Feb. 17, 2022, at 6:00 PM.**

**AGENDA**

**6:00 PM Call to Order**

- A. Opening Prayer, Reading, or Expression of Thought given by: David Park
- B. Pledge of Allegiance: David Park
- C. Declaration of Conflicts of Interest
- D. Approval of the agenda and minutes from the February 3, 2022 Planning Commission Meeting

**LEGISLATIVE**

**Public Hearings**

1. **Discussion/Recommendation to City Council:** Amending Pleasant View Municipal Code § 18.27 – Commercial Zones (C-1 & C-2) to remove verbiage regarding driveways.
2. **Discussion/Recommend to City Council:** Amending Pleasant View Municipal Code § 17.18 to modify cul-de-sac length requirements.
3. **Discussion/Recommend to City Council:** Amending Pleasant View Code § 18.43.250 C to modify the length of curb-cuts for a driveway adjacent to Highway 89 and/or 2700 North.

**ADMINISTRATIVE**

4. **Discussion/Decision:** Reconsideration of a proposed Plat Amendment, which was tabled during the January 6, 2022, Planning Commission Meeting, to change the size of storm water easement located on Lot 1 of Rockwell Estates, at 677 West 3000 North.

**OTHER BUSINESS**

5. Commission Communications
6. Staff Communications/Training

**\*\*ADJOURN PLANNING COMMISSION MEETING\*\***

Dated this 14<sup>th</sup> day of February 2022

/s/ Amy Mabey/City Administrator

*In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Pleasant View City Offices at 801-782-8529, at least 24 hours prior to the meeting.*

**MINUTES OF A REGULAR PLEASANT VIEW CITY  
PLANNING COMMISSION MEETING HELD  
February 3, 2022**

**MEMBERS PRESENT**

Andy Nef, *via Zoom*  
Dan Crandell, *excused*  
David Park, *excused*  
Dean Stokes, *absent*  
James Cummings *aka Jim*  
Jeff Bolingbroke  
Julie Farr  
Leonard Call, Mayor  
Sara Urry, City Council  
Amy Mabey, City Administrator  
Jill Hunt, Planner

**VISITORS**

Paul & Kim Hadley  
Alexis Hammer  
Matt Knudson  
Bill Purcell  
Mike Bailey  
Brent Bailey  
Dave Whitaker  
Jim Flint  
Jayson Adam  
Dave Laloi  
Kenny Gertge

Commission Vice-Chair, Julie Farr, called meeting to order at 6pm

**OPENING PRAYER:** Jeff Bolingbroke

**PLEDGE OF ALLEGIANCE:** Jim Cummings

**DECLARATION OF CONFLICT OF INTREST:** Jeff said he has a conflict of interest with item #'s 4, 5, and 6.

**CONSENT AGENDA:** Jim made a motion to approve the agenda and the meeting minutes from January 6, 2022, with a correction to make a complete sentence under item #3. Motion was seconded by Jeff. Voting was unanimous in favor.

**SCHEDULED ITEMS:**

**LEGISLATIVE**

1. **Discussion/Recommend to City Council:** Amendment to code 18.43.240 Design Requirements.

Jill explained the amendments that are needed to take into account the types of building and uses that can be used on the large parcels. The amendments will fit the modern building that is now occurring in Pleasant View. The Development Review Committee met and came up with the recommendations in the staff report for presentation and a recommendation on the changes to the City Council.

Manya asked about the width of driveways. Jill stated residential driveways are 30' and Amy said commercial driveways are usually 50' but there are circumstances that could be worked out for larger driveways through engineering.

Andy asked if we're still encouraging driveways to be shared with commercial developments. Jill said the DRC group will always look at those. Amy said that comes up due to the restrictions from UDOT. Jill said that's part of the reason we wanted to do two in some commercial circumstances and it would keep the flow off those major roads such as Rulon White.

Jim moved to open the public hearing. Motion was seconded by Manya. Voting was unanimous in favor.

With no public comments, Jim moved to close the public hearing. Motion was seconded by Jeff. Voting was unanimous in favor.

Motion was made by Jim to recommend approval of the design requirement amendments as discussed and presented in the staff report. Motion was seconded by Manya. Voting was unanimous in favor.

2. **Discussion/Recommend to City Council:** Amendment to Chapter 18.31 CP-1, CP-2, and CP-3 zone adding Assisted living as a use.

Jill said we don't have many areas that allow assisted living facilities. We thought we'd look at CP-1, CP-2, and CP-3 and see if the Commission would be willing to consider this use in these areas. Jill pointed out the areas in the city where each of the zones lie. We looked at traffic issues but also wanted to have a neighborhood feel. We're asking for either a permitted use or you could also allow it as a conditional use.

Jill explained the difference between the CP-1, CP-2, and CP-3 zones for the newer members of the Commission. Jill also explained the difference between a permitted use and a conditional use. If someone came in and asked for a rezone to one of these zones, it would come to Planning Commission for a recommendation before going to the City Council for a final decision. If the amendment is a conditional use, every application would come to the Planning Commission. If the amendment is approved as a permitted use, they would come to the Commission with their site plan.

Jeff moved to open the public hearing. Motion was seconded by Jim. Voting was unanimous in favor.

With no public comments made, Jim moved to close the public hearing. Motion was seconded by Manya. Voting was unanimous in favor.

Jeff moved to recommend approval to add assisted living as a conditional use in all three zones based on the discussion and staff report. Motion was seconded by Jim. Voting was unanimous in favor.

#### **ADMINISTRATIVE**

3. **Discussion/Decision:** Conditional Use of a Barn within Pole Patch Subdivision, located at 4903 Pole Patch Dr.

Jill said this is a conditional use due to it's location. Anything within an A-5 zone, which is our sensitive area, has to go through this process. The Development Review Committee (DRC), looked at all the possible issues with animals, water shed, coverage of the lot, etc. This applicant has met all of our requirements. Andy asked for clarification that this building meets the standards for the allowable covered area on the lot as well as water and fire issues. Jill said all of those items have been looked into and they are not a concern.

Jeff moved to approve the conditional use for a barn within the Pole Patch subdivision. Motion was seconded by Jim. Voting was unanimous in favor.

4. **Discussion/Decision:** Site Plan: Flex Space building located at 2738 Rulon White Blvd parcel 19-435-0003

Jill showed the location of the project and said this is one of the projects that they looked at approaches for. This will be three flex buildings and there are some conditions that are being worked through. The big items are contingent on the City Council approving item #1 regarding the

approaches, Bona Vista Water needs to approve the project and the Development Review Committee would need to give their final approval.

Julie asked if the Public Works Director has had a chance to review the project. Jill explained that he is part of the DRC and he has been involved. A short discussion took place on the finer details of the requirements listed under conditions on the staff report.

Andy said it seems that we're rushing this through and there are a lot of things were waiting on. Are we rushing this to the point that it is not ready to be before us tonight? Why are we not waiting for the next meeting before it is proposed to us? I do not feel like we have a complete packet. I do not feel like there's anything I would be recommending to the City Council because there are so many things that aren't complete that staff is still looking at. Jill said that there have been some updates and we are confident and comfortable with this coming to the Commission at this point. We have had a few in that area where we have had to go in and clean up after the fact so if we do make a motion tonight, how do we make sure we don't miss anything and we tie up all the loose ends. Andy said the city has paid the price in the past when we've had something similar that shouldn't have been approved because they were still working on items for their project and I want to make sure that we don't let that happen again.

Amy said one of the things that happened was the perfect storm when we received multiple major projects at the same time. We are excited for the growth that's coming and we're changing up how we're doing things and when there are red lines we're going to sit down with those developers and the Development Review Committee along with the applicants' engineers. We have started those meetings this week and we are experiencing some legitimate growing pains as a city, and we want to work with developers and be accommodating. You asked a great question Andy and one of the recommendations listed is final approval from our DRC to ensure that there is a final check-in.

Andy asked that full packets are given to the Commission in the future so they feel more comfortable giving approval as we've been burned in the past with some projects in the same area. Julie agreed with Andy and said that the Commission relies heavily on staff to guide them and she generally reviews the packet and even drives by the parcels before meetings.

Jim moved to approve the flex space building based on the discussion, staff report, and conditions from the Development Review Committee, with the DRC giving a final review. Motion was seconded by Manya. Voting was unanimous in favor.

5. **Discussion/Decision:** Commercial Preliminary subdivision 2700 N located at appx 385 W 2700 N

Amy presented the proposed preliminary subdivision. Amy showed the area of the proposed project. The project is compliant with the current zoning. Amy showed the site plan and said we will only be talking about one specific pad. We have three remaining conditions. One is the UDOT final approval, verification of all city ordinances being met, and the final subdivision approval once again from the DRC.

There are quite a few pads and parking areas within the subdivision as a whole. Ultimately each pad will come asking for site plan approval. Manya asked how many businesses will potentially go in. Amy said she does not have that number at this time but one of the pads will have a site plan request as the next item on the agenda. There is not any on-site detention but Dana and Tyson have

reviewed this project. Amy apologized again about the new process that the city is undergoing with applications as we continue to grow.

Julie asked why we have not been utilizing the DRC in the past. Amy said we have been using them in a variety of different ways. Jim said that it is mentioned in the staff reports but we just have not had discussion at this level regarding the committee.

Mayor Call said the DRC meets every other Wednesday and they review the existing developments as well as new projects. We are going to start using it differently as we do not have a lot of staff. We're going to look into how to move these projects through more quickly than we have been. It is existed for quite a while but just in a different way.

Councilwoman Urry said that the developer cannot get their building permits until they complete the conditions listed.

Brent Bailey said they had a meeting last week with the committee. A lot of stuff would get lost sometimes going back and forth and it drug the process out. This meeting was great because everyone was in the meeting and we had some conversation regarding what needed to be completed. I think this will be a real help to the city going forward.

Andy said he wanted to stress the importance of rules being changed for staff to have the authority to make decisions on our behalf, but we also expect them to come to us with recommendations and full packets. The DRC meeting should be held in advance so we can have the opportunity to review it and look at what is being proposed. Just as the Mayor and City Council would expect a full packet before them. We don't like to be told that we don't have any customer service in this city because we're trying to do everything we can to get things through and work with staff but we don't want to make decisions without the information we need. Julie said she agrees with Andy but it would be helpful to the Commission if they were given some indication of what's going on in the city so they're not finding out the night of a meeting what's going on. A heads up would be nice.

The Mayor said that the plan is to meet well in advance in the future, but the perfect storm hit with this agenda. I showed up today because this is different and I knew there would be some concerns tonight. We haven't finished the process yet, so I hadn't met with Andy and we are a little unprepared. I will sit down and meet with the Commission once we have a new planner so you know what to expect. Mayor Call said he feels strongly that we should not penalize the developers because we don't have our act all in place. This was the perfect storm, applications came in all at once, with losing Jill, etc. We can make this all work.

Andy asked what happens if the conditions are not met. Amy said the project would not move forward. If there were any changes or modifications it would come back to the Commission.

Jim moved to recommend approval of the preliminary subdivision based on the discussion, staff report and the three conditions listed in the staff report. Those conditions are 1. UDOT final approval. 2. Verification that all City, State and Federal requirements are met. 3. Final Subdivision approval from the City's Development Review Committee (DRC). Motion was seconded by Manya. Voting was unanimous in favor.

6. **Discussion/Decision:** Site Plan: project name 2700 N property located at appx 385 W 2700 N

Amy showed the location off 2700 N. The zoning is compliant. Pad A is shown with driveway and parking improvements. The future phases would come forward at a later time depending on how things evolve for the developer but the parking and driveways are included. One thing to note with the parking going in, they would still be required to meet the parking requirements in the future as those other uses come into play.

Andy asked for clarification regarding the two front future pads and the layout. Amy said those would still be a site plan and would come to the Commission. Amy said approval tonight would approve the layout of the entire subdivision. Amy said there would be parking and drive-thru conditions that would be in the purview of the Commission. Julie said these things can change as businesses are enticed into coming.

Julie said this item said the conditions would be presented tonight and asked what they are. Amy said they are the same as the previous agenda item. 1. UDOT final approval. 2. Verification that all City, State and Federal requirements are met. 3. Final site plan approval from the City's Development Review Committee (DRC).

Jill said this would be similar to Mountain View Landing where the parking and driveways are all set up but then when businesses come in they fill up the other pads.

Jim moved to approve Pad A based on the discussion, staff report and the three conditions listed above. Motion was seconded by Manya. Voting was unanimous in favor.

7. **Discussion/Decision:** Site Plan: Peak View Plaza located at appx 500 W 2700 N parcels: 17-063-0071, 17-072-0065

Amy said this item is similar to the others, but in a different location. Amy showed the location of the project and said this is a site plan and not a full subdivision plan. The use is allowed in the current zone. The entrance would be off 2550 North and the driveway is being coordinated with the school across the street. We have been working with this developer as well.

There are a few more recommendations that are listed in your staff report. They are:

1. Finalize water service line.
2. Design approval from Central Weber Sewer Improvement District.
3. Implement comments to be provided by City for LID – Storm Water Quality Report.
4. Owner-executed long-term Storm Water Management Agreement.
5. Verified parking calculations for building type/use.
6. Verified drainage calculations.
7. Conditions met in will-serve letter for secondary water service.
8. UDOT final approval.
9. Verification that all City, State and Federal requirements are met.
10. Final site plan approval from the City's Development Review Committee (DRC).

Julie asked if Tyson and Dana have seen the project? Amy said yes, they have seen them and these conditions come from working very closely with Dana.

Councilwoman Urry asked if approval is recommended that all items must be addressed before a building permit would be issued and staff would ensure that happens. Andy said with that

many conditions this should have never come to the Commission tonight. This is too many items to even be discussed tonight. Councilwoman Urry said this is where a tremendous of trust comes in your staff and you as Planning Commission making sure your ordinances are written the way you want them so you feel comfortable making recommendations.

Andy said they will learn the new process. Amy said we want to go through these items so the developers know these items must be complete before issuance of building permit.

Andy asked how this ties into the other parcels they own with the restrictions in place on both 2700 North and 2550 North with UDOT. Amy said in talking with the developer there is a look at having a road go through from 2700 North through the property but that is not set in stone at this point. Amy said that is where the condition of UDOT final approval comes in play.

David Laloli, the developer said they are waiting on UDOT to firm up the access and it sounds like it is going to happen. We have a full site plan that connects all the way down to this site. The Rush Fun Center is going to go in here and they would like to open by November. It is a 77,000 square foot building. That's the only reason we've separated it and want to move forward so quickly. Julie asked if they have secondary water and storm water?

Amy said that what you are not seeing will bring it all together. Amy said it is not included in the packets. We want to line it up right across from the school and it shows the future connectivity. Amy said this is not being considered for the full subdivision. Julie asked if cross access is being worked on? Amy said they are looking for a signalized access for the connected access. Clarification was asked about item #3 on the staff report.

Jeff moved to approve the site plan as presented based on discussion and staff report with the listed conditions outlined. Motion was seconded by Jim. Voting was unanimous in favor.

## **OTHER BUSINESS**

### **8. Commission Communications**

Julie said she is really uncomfortable getting a list of 10 conditions that we're having to wade through and wonder about. We are willing to meet twice a month. I, myself on some of these would say let's just table it for two weeks. I'm afraid we're setting a precedent that you can just come and just throw it together and it's ok because it's all going to go through the DRC and then come back to us. I don't think it is necessarily fair for us or the citizens we represent. That's my comment. Amy said it's a good comment and this is not to be the norm. Julie said that's when processes are changed, she would like to know beforehand, not at the meeting. The Commission would be informed, they'll know what's going on and they're not floundering because they don't know what's happening and they're expected to be on board immediately. I don't know how my fellow commissioners feel. Manya said she feels the same. Amy said staff will do better and this won't be the norm.

A discussion took place regarding the changes being made to the processes and how it's evolving.

Julie said before the meeting adjourns, she wanted to give Jill Hunt some appreciation. Julie presented Jill with a gift and wished her the best in her new adventure. Jill said she's enjoyed

every minute of her work with the Commission and said she's learned a lot. Amy extended appreciation to Jill as a staff member and a friend. Jeff thanked Jill for being patient with him and teaching him what he needs to know in his position. Councilwoman Urry said you won't find a better Planner. Jill didn't have any job training and it's been really challenging but she's done a great job.

9. Staff Communications/Training

**Adjourned at: 8:16pm**

DRAFT



# Planning Commission Meeting Memorandum

**To:** Pleasant View City Planning Commission  
**From:** Amy Sue Mabey, City Administrator  
**Re:** Ordinance Amendment | Commercial Zones Driveways Verbiage

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## ***Overview***

The Planning Commission will consider a recommendation to the City Council regarding a proposed ordinance amendment which removes reference language in § 18.43.240 relative to allowable driveways and setback specifications needed. This item is proposed for removal as this is being addressed in a corresponding ordinance amendment.

## ***Attachments***

- Draft Ordinance Amendment
- Staff Memo Addressing Relative Ordinance Changes

ORDINANCE 2022- \_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 18.27.050 COMMERCIAL ZONES (C-1 & C-2) PARKING STANDARDS OF THE PLEASANT VIEW CITY MUNICIPAL CODE.**

**WHEREAS**, Pleasant View City finds need to amend regulations provided in City Code to remove the 300 foot frontage portion requirement for driveways in the C-1 and C-2 commercial zones; and

**WHEREAS**, the scope of this proposed change is intended as a clean-up measure to ensure continuity with other sections of ordinance language, particularly modifications anticipated to 18.43.240 which provide new and further clarification for allowable driveways and relative setback specifications needed; and

**WHEREAS**, Pleasant View City finds that such an amendment is in the best interest of the health, safety and general welfare of the City.

**NOW THEREFORE**, Be it hereby ordained that:

**SECTION ONE:** Amendments to Chapter 18.27.050 Parking, attached as Exhibit A with proposed modifications, are hereby adopted in full.

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

**DATED** this 22<sup>nd</sup> day of February 2022.

PLEASANT VIEW CITY, UTAH

\_\_\_\_\_  
Leonard M. Call, Mayor

Attest:

\_\_\_\_\_  
Laurie Hellstrom, City Recorder

Posted this \_\_\_\_ day of \_\_\_\_\_, 2022

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

CM Arrington            \_\_\_\_\_  
CM Gibson                \_\_\_\_\_  
CM Marriott             \_\_\_\_\_  
CM Nelsen                \_\_\_\_\_  
CM Urry                    \_\_\_\_\_

## EXHIBIT A

### Ordinance Amendments to Chapter 18.43.250 Traffic Management and Parking

#### 18.27.050 Parking.

##### A. Access.

1. On a corner lot, no curb cut shall be located closer than sixty feet from the intersection of the curb lines from both streets.
2. No curb cut shall be located closer than twenty feet to a side lot line unless common curb cuts are used between uses.
- ~~3. In general, there shall be one curb cut for every three hundred feet of frontage. This requirement may be modified by written report from a professional transportation engineer or on recommendation from the city engineer.~~

##### B. Access.

1. Intensive retail – four spaces per four spaces per one thousand square feet of gross floor area.
2. Low impact retail - three spaces per one thousand square feet of gross floor area.
3. Restaurants - ten per one thousand square feet of gross floor area plus one half spaces for each employee on the highest employment shift (five spaces minimum for employees).
4. Office - four spaces per one thousand square feet of gross floor area.
5. Hotels/motels - one space per room if no in-room cooking provided, otherwise two spaces per room.
6. Automotive repair, service or parts - three spaces per bay and three per one thousand square feet of gross retail space.
7. Listed and unlisted uses may provide alternate data from a traffic engineer or other appropriate source which may be considered by the planning commission for use in a site plan.

##### C. Parking stall size.

1. All parking stalls shall have a nine foot X eighteen foot minimum dimension except for stalls that do not include a two foot area for bumper overhang, where a twenty foot length shall be required. In addition, compact stalls may be a minimum of nine feet X sixteen feet and parallel parking stalls shall be ten feet X twenty-two feet.
2. Any use may have up to twenty-five percent compact parking stalls.
3. Aisle width should be a minimum of twenty-four feet for ninety degree parking and may decrease with one way angled parking to twenty feet for sixty degree, fifteen feet for forty-five degree and thirty degree and twelve feet for zero degree (parallel) parking.
4. Compact spaces shall be labeled accordingly on the plan and on the pavement.
5. Handicap stalls shall be provided, sized, and labeled as per the most current version of the Americans with Disabilities Act.

##### D. Any area that requires stacking shall accommodate a minimum of three cars without infringing on access to the site.

##### E. Parking lot lighting shall be required for any lot over ten spaces in size. Such lighting shall be directed away from residential areas and only toward the ground.

##### F. Any parking lot adjacent to a residential use or zone shall be screened with an opaque fence or wall and landscaping to include trees.

##### G. All parking lots shall be hard surfaced with asphalt or concrete or other substitute as approved by the city engineer. Such lots shall be appropriately graded to retain storm water and yet not become a hazard to the user.

##### H. Lots with over twenty-five spaces shall include at least fifteen percent internal landscaping which shall include trees.

##### I. Landscaped areas adjacent to streets and parking shall include a two and one half foot berm to reduce the visual impact of the parked cars, except for automotive sales.



# Planning Commission Meeting Memorandum

**To:** Pleasant View City Planning Commission

**From:** Amy Sue Mabey, City Administrator

**Re:** Ordinance Amendment | Modification to Cul-De-Sac Length Requirements

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## ***Overview***

The Planning Commission will consider a recommendation to the City Council regarding a proposed ordinance amendment to modify the existing cul-de-sac length requirements. Current standards have posed various challenges with regards to development in more rural areas, regions of the city with challenging topography and also in areas where lot lines are without clean and straight alignments.

Current code provides that cul-de-sacs cannot extend longer than 500 feet.

### Pleasant View Municipal Code § 17.18.20 (4.a)

Minor terminal streets (cul-de-sacs) shall be not longer than five hundred feet (500) feet measured from the center of the intersecting street to the center of the turnaround.

The proposed modification to this is based on identified needs along with data and approaches from other communities. This includes adjusting the allowable length to 650 feet, with an option of 750 feet if there is no possibility of an alternative connection because of topography.

## ***Attachments***

- Draft Ordinance Amendment

ORDINANCE 2022- \_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 17.18 SUBDIVISION DEVELOPMENT STANDARDS OF THE PLEASANT VIEW CITY MUNICIPAL CODE.**

**WHEREAS**, Pleasant View City finds need to amend regulations provided in City Code to modify existing cul-de-sac length requirements; and

**WHEREAS**, the scope of this proposed amendment is to provide increased flexibility for development in areas where land doesn't cleanly align as well as to provide for options in areas that are more rural or that might have challenging topography; and

**WHEREAS**, Pleasant View City finds that such an amendment is in the best interest of the health, safety and general welfare of the City.

**NOW THEREFORE**, Be it hereby ordained that:

**SECTION ONE:** Amendments to Chapter 17.18.020 Street and Alley Widths, Cul-de-sacs, and Easements, attached as Exhibit A with proposed modifications, are hereby adopted in full.

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

**DATED** this \_\_\_\_ day of March 2022.

PLEASANT VIEW CITY, UTAH

\_\_\_\_\_  
Leonard M. Call, Mayor

Attest:

\_\_\_\_\_  
Laurie Hellstrom, City Recorder

Posted this \_\_\_\_ day of \_\_\_\_\_, 2022

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

CM Arrington            \_\_\_\_\_  
CM Gibson                \_\_\_\_\_  
CM Marriott              \_\_\_\_\_  
CM Nelsen                \_\_\_\_\_  
CM Urry                    \_\_\_\_\_

## EXHIBIT A

### Ordinance Amendments to Chapter 17.18.020

#### 17.18.20 Street and Alley Widths, Cul-de-sacs, and Easements

1. Street Dedication: All streets in subdivisions in the City shall be dedicated to the City, except that private streets may be approved under special circumstances as determined by the City Council. Except for width, walks and curbing designs specifically approved otherwise by the city as part of a special approval development, construction of all streets shall comply with City Standards and be approved by the City Engineer.
2. Major and Collector Streets:
3. Minor Streets:
4. Minor Terminal Streets (Cul-De-Sacs):
  - a. Minor terminal streets (cul-de-sacs) shall be not longer than six hundred and fifty (650) five hundred feet (500) feet measured from the center of the intersecting street to the center of the turnaround, with an option of seven hundred and fifty (750) feet if there is no possibly of an alternative connection because of topography. Each cul-de-sac must be terminated by a turnaround of not less than one hundred feet (100) feet in diameter. If surface water drainage is into the turnaround, due to the grade of the street, necessary catch basins and drainage easements shall be provided.
  - b. Minor terminal streets (cul-de-sacs) shall not be allowed to be back to back or adjacent to each other (without an intervening street). In such circumstances, looping of streets or eliminating one of the cul-de-sacs is required.
  - c. Where a street is designed to remain only temporarily as a dead end street, an adequate temporary turning area shall be provided at the dead end thereof to remain and be available for public use so long as the dead end condition exists. Such streets may only be allowed where reasonable opportunity for potential development exists, as determined by the city. Except in special circumstances, as determined by the city, no subdivision may be approved containing more than one such dead end street (looping of streets would be required).
  - d. Subdivisions with a single permanent access may contain no more than twenty (20) lots.
5. Except as specifically approve otherwise by the Land Use Authority, all subdivision of five or more lots must have a minimum of two permanent access points, subdivisions of more than fifty (50) lots including all phases must have three or more access points as determined appropriate by the city.
6. Marginal Access Streets: Marginal access streets of not less than forty feet (40) feet in width may parallel all limited access major streets, as required by the City Engineer and approved by the City Council.
7. Half Streets: Half streets proposed along a subdivision boundary or within any part of a subdivision are prohibited.
8. Standard Street Sections: All proposed streets, whether public or private, shall conform to the street cross section standards as recommended by the city engineer and adopted by the City.
9. Street Grades: Minimum grades for all streets shall not be less than 0.5 percent. Except where due to special circumstances, street grades for any length of road at any point shall not exceed the following percentages:
  - a. Major public streets eight percent (8%);
  - b. Collector streets twelve percent (12%);
  - c. Minor public streets twelve percent (12%);
  - d. Private streets twelve percent (12%).
10. Alleys: Alleys may be required in the rear of business lots, but will not be accepted in

residential blocks unless part of a PRUD or other Special Approval Development as determined by the City.

11. Trails: Trail accesses and connections to existing and planned trails shall be considered in the subdivision design.
12. Protection strips: Where subdivision street parallel contiguous property of other owners, the city may approve the retention of a protection strip of not less than one foot in width between the street and adjacent property, provided, that an agreement with the city and approved by the city attorney has been made by the applicant, contracting to dedicate the one foot or larger protection strip free of charge to the city for street purposes upon payment by the then owners of the contiguous property to the applicant of consideration named in the agreement, such consideration to be equal to the fair cost of the street improvements properly chargeable to the contiguous property, plus the value of one-half the land in the street at the time of the agreement, together with interest at a fair rate from time of agreement until time of subdivision of such contiguous property.
13. Pioneering agreement: The city may require and enter into a pioneering agreement for construction of roads off site of the project as the need is determined by the city



# Planning Commission Meeting Memorandum

**To:** Pleasant View City Planning Commission

**From:** Amy Sue Mabey, City Administrator

**Re:** Ordinance Amendment | Modification to Curb Cut Distances from 2700 or Highway 89

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## ***Overview***

The Planning Commission will consider a recommendation to the City Council regarding a proposed ordinance amendment to modify the distance of curb cuts on corner lots adjacent to Highway 89 or 2700. The current standard for this requirement is two hundred feet.

In recent review of this standard and discussion with and clarification from the Utah Department of Transportation (UDOT), UDOT's recommendation is for this distance to be one hundred and fifty feet. The proposed ordinance amendment reflects this recommendation.

## ***Attachments***

- Draft Ordinance Amendment

ORDINANCE 2022- \_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 18.43.250 TRAFFIC MANAGEMENT AND PARKING REQUIREMENTS OF THE PLEASANT VIEW CITY MUNICIPAL CODE.**

**WHEREAS**, Pleasant View City finds need to amend regulations provided in City Code to modify the allowable distance of curb cuts in relation to the locations of Highway 89 and 2700 North; and

**WHEREAS**, the scope of this proposed change is intended to provide additional flexibility as new developments occur within the city’s commercial corridor with limited available access from Highway 89 and 2700 based on the existing corridor agreement adopted by the City in conjunction of the Utah Department of Transportation and neighboring communities; and

**WHEREAS**, this modification is in alignment with recommendations from UDOT; and

**WHEREAS**, Pleasant View City finds that such an amendment is in the best interest of the health, safety and general welfare of the City.

**NOW THEREFORE**, Be it hereby ordained that:

**SECTION ONE:** Amendments to Chapter 18.43.250 Traffic Management and Parking Requirements, attached as Exhibit A, are hereby adopted in full.

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

**DATED** this 22<sup>nd</sup> day of February 2022.

PLEASANT VIEW CITY, UTAH

\_\_\_\_\_  
Leonard M. Call, Mayor

Attest:

\_\_\_\_\_  
Laurie Hellstrom, City Recorder

Posted this \_\_\_\_ day of \_\_\_\_\_, 2022

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

CM Arrington \_\_\_\_\_  
CM Gibson \_\_\_\_\_  
CM Marriott \_\_\_\_\_  
CM Nelsen \_\_\_\_\_  
CM Urry \_\_\_\_\_

## EXHIBIT A

### Ordinance Amendments to Chapter 18.43.250 Traffic Management and Parking

#### **18.43.250 Traffic Management and Parking.**

- A. Traffic management of parking areas shall integrate these areas with the streets and adjacent uses to facilitate the safe flow of traffic.
- B. Access control will be evaluated as part of the overall plan using best management practices and City standards. Parking lot access shall be evaluated using the same criteria.
- C. Corner lots adjacent to Highway 89 or 2700 North shall have no curb cuts closer than one hundred and fifty (150) ~~two-hundred~~ feet from the corner lot line.
- D. Existing and proposed street and access layout and parking areas are to service the intended buildings.
- E. Service and loading areas are also to be included and shall be screened from adjacent businesses, the freeway and residential areas.
- F. Coordinated maneuvering and loading docks are encouraged between businesses.
- G. Unless approved otherwise as part of the development approval based on specific project conditions, all parking areas and numbers of spaces shall meet the requirements of Pleasant View City and/or be consistent with the use.
- H. Parking structures shall meet the following standards:
  - 1. Parking structures shall include pedestrian walkways and connections to the sidewalk system. These shall be clearly marked and continuous in design.
  - 2. Parking structures shall contain ground-level retail, office or display windows along all street fronting facades of the parking structure.
  - 3. Parking structures shall be designed with an architectural theme similar to the adjoining structures.
  - 4. Parking stalls located adjacent to walls or columns shall be at least one foot wider than the minimum required width to accommodate door opening clearance and vehicle maneuverability.
- I. Existing and proposed street layout and parking areas are to service the intended buildings. Service and loading areas are also to be included and shall be screened from adjacent businesses, highways and residential areas. Coordinated maneuvering and loading docks are encouraged between businesses.



# Planning Commission Meeting Memorandum

**To: Pleasant View City Planning Commission**  
**From: Amy Sue Mabey, City Administrator**  
**Re: Rockwell Estates Request for Plat Amendment**

---

## ***Overview***

Rockwell Estates is a new subdivision that received final approval from the City Council on November 30, 2021. The plat for this development includes a 20-foot storm drain easement on Lot #1 of the Rockwell Estates Development. The Developer is proposing that this be modified to a 10-foot easement in accordance with language included in city code.

### Pleasant View Municipal Code § 17.18.030 (A.5)

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.

The Planning Commission reviewed this item during its meeting on January 6, 2022, with comments presented by the City Engineer and Public Works Director regarding application of a 10-foot utility easement when general practice has been to utilize a 20-foot utility easement in recent times. The Planning Commission tabled this item requesting further review and exploring additional options prior to Commission reconsideration.

The Developer has explored additional options, including receiving approval for discharge from the North Ogden Canal Company and further engineered drawings intended to accommodate this modification.

There are two current options for Planning Commission consideration. The first being the initially requested plat amendment to allow for a reduced easement on Lot #1 from 20 feet to 10 feet. The second option is based on the further exploration of options and includes a plat amendment to abandon the easement entirely, which would require for the following conditions to be met, as current documents do not provide clarity in an alternative approach and no calculations have yet been provided to the city to address prospective water discharge needs.

1. Complete, revised plans being submitted and receiving final approval.
  - a. Everything upstream of SD.Box#1 should remain the same as on the previously approved plans.

- b. Based on the provided exhibit, staff assumes that the red highlighted storm drain line was intended to be labelled as 24" since green is 15" and yellow is 18". This requires further adjustment.
  - c. Relocate the snout from SDCB#6 to SDCB#4.
  - d. SDMH #1 is upsized to accommodate the 3 pipes (an appropriately sized box is also acceptable).
2. The revised plat will not be signed or recorded until final plan approval by the city's Development Review Committee (DRC).

***Attachments***

- Current Adopted Plat for Rockwell Estates
- Letter from North Ogden Canal Company
- Engineered Drawings and Calculations
- Planning Commission Packet Materials – January 6, 2022

# ROCKWELL ESTATES

PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
PLEASANT VIEW CITY, WEBER COUNTY, UTAH  
NOVEMBER, 2021

**NOTE**

- THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE OPERATION IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SAID AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AREA IN WHICH THE AGRICULTURAL OPERATION IS BEING CARRIED ON. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF AN ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SAID NORMAL AGRICULTURAL USES AND ACTIVITIES.
- SHALLOW GROUND WATER IS PRESENT - REFER TO GEOTECH REPORT ON FILE WITH PLEASANT VIEW CITY.
- NO LAND DRAIN HAS BEEN PROVIDED FOR LOT 10.
- SNOW STORAGE AREA - NO DRIVEWAYS, FIRE HYDRANTS, MAIL BOXES, OR OTHER ABOVE GROUND STRUCTURES ARE PERMITTED WITH THE SNOW STORAGE AREA.
- STORM DRAIN EASEMENT - NO BUILDINGS OR PERMANENT STRUCTURES MAY BE LOCATED WITHIN THE STORM DRAIN EASEMENT.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHEAST AND SOUTHEAST CORNERS OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S00°58'23"W

**NARRATIVE**

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY AND LOT CORNERS TO BE SET WITH A 5/8" X 24" REBAR AND RED PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT CORNERS TO BE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

**BOUNDARY DESCRIPTION**

PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S00°58'23"W 1582.19 FEET AND N89°01'37"W 1912.85 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30; THENCE S01°42'42"W 17.85 FEET; THENCE S01°47'40"W 257.39 FEET; THENCE S00°51'03"W 350.56 FEET; THENCE S01°22'29"W 775.97 FEET; THENCE S01°20'14"W 296.54 FEET; THENCE S00°09'01"W 158.57 FEET; THENCE S03°50'13"W 88.71 FEET; THENCE N88°22'00"W 200.61 FEET; THENCE N01°25'23"E 970.03 FEET; THENCE N01°23'03"E 1085.63 FEET; THENCE S63°37'30"E 874.62 FEET; THENCE S60°32'04"E 109.43 FEET; THENCE S62°01'46"E 32.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 401,425 SQUARE FEET OR 9.215 ACRES MORE OR LESS.



VICINITY MAP  
NOT TO SCALE

**SURVEYOR'S CERTIFICATE**

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF ROCKWELL ESTATES 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\_\_\_\_.

9031945  
UTAH LICENSE NUMBER TREVOR J. HATCH

**OWNERS DEDICATION AND CERTIFICATION**

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT ROCKWELL ESTATES, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, WITH THE EXCEPTION OF THE ONE FOOT PROTECTION STRIP, WHICH SHALL BE RETAINED BY THE OWNER, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY 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 CREATED WITHIN SUCH EASEMENTS AND HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED, THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS AND DO HEREBY DEDICATE THE 20' STORM DRAIN EASEMENT TO PLEASANT VIEW CITY AND DO HEREBY DEDICATE THE 10' LAND DRAIN EASEMENT IN FAVOR OF LOT 9 TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 8.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**ACKNOWLEDGMENT**

STATE OF UTAH )  
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 LIMITED LIABILITY COMPANY 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

**DEVELOPER**

RYONE TAMS  
2275 700 W  
PLEASANT VIEW, UT. 84414  
(801) 458-8168

**Project Info.**

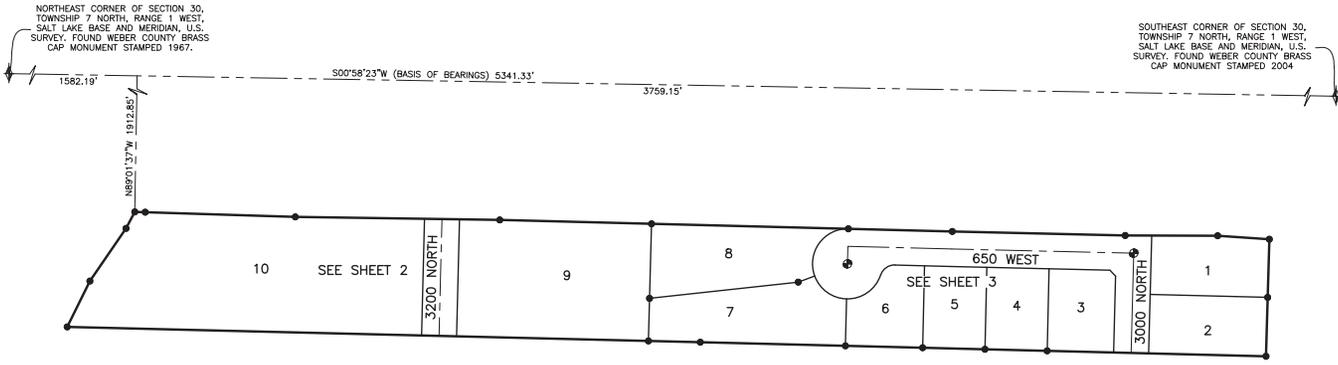
Surveyor: T. HATCH  
Designer: N. ANDERSON  
Begin Date: 02-11-2021  
Name: ROCKWELL ESTATES  
Number: 7404-01  
Revision: \_\_\_\_\_  
Scale: 1"=100'  
Checked: \_\_\_\_\_

5180 S 1500 W, MIDWALKE, UTAH 84402  
TEL: (801) 421-3100 FAX: (801) 421-2888 www.reeve-associates.com

**Webster County Recorder**

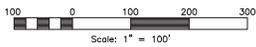
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At Recorded \_\_\_\_\_ Filed For Record \_\_\_\_\_  
At \_\_\_\_\_ in Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Webster County Recorder \_\_\_\_\_ Deputy.

PLEASANT VIEW CITY MAYOR \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
TITLE: \_\_\_\_\_



**LEGEND**

- = SECTION CORNER
- = 5/8" X 24" REBAR AND RED PLASTIC CAP TO BE SET STAMPED "REEVE & ASSOCIATES"
- = CENTERLINE MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = SECTION TIE LINE
- = ROAD CENTERLINE



**CITY ENGINEER ACCEPTANCE OF PLAT**

This plat has been reviewed by the City Engineer for general conformance with the requirements of the city's ordinances and the City's Development, Design, & Construction Standards. This version of the plat shall be used for recordation of the subdivision. The developer's surveyor, whose stamp appears on these drawings, is responsible for the platted information.

JONES AND ASSOCIATES  
Consulting Engineers  
By: *Dana Q. Shuler* Date: 11/24/2021  
Dana Q. Shuler, PE

**PLEASANT VIEW CITY PLANNING COMMISSION APPROVAL**

APPROVED BY THE PLEASANT VIEW CITY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, PLEASANT VIEW CITY PLANNING COMMISSION

**PLEASANT VIEW CITY ENGINEER**

APPROVED BY THE PLEASANT VIEW CITY ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PLEASANT VIEW CITY ENGINEER

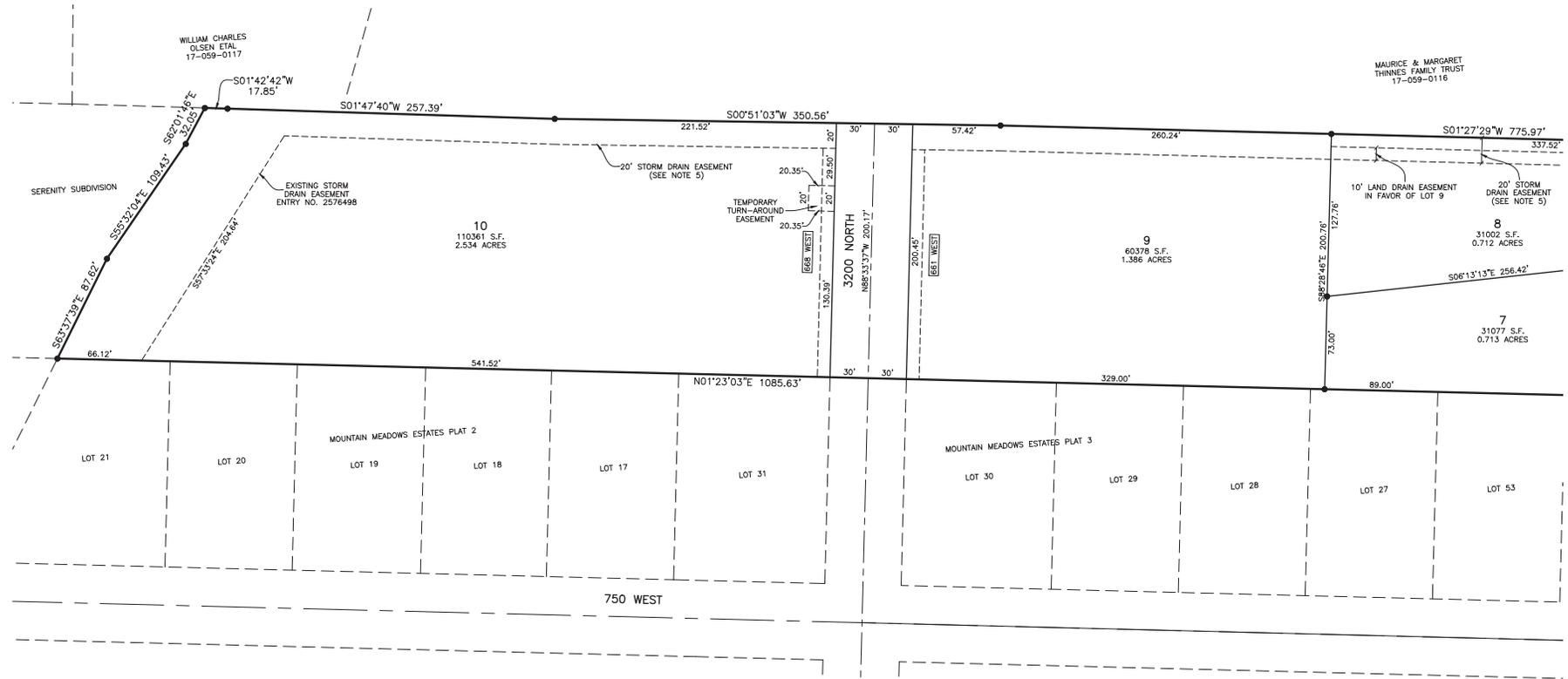
**PLEASANT VIEW CITY APPROVAL**

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\_\_\_\_.

PLEASANT VIEW CITY MAYOR \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
TITLE: \_\_\_\_\_

# ROCKWELL ESTATES

PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
PLEASANT VIEW CITY, WEBER COUNTY, UTAH  
NOVEMBER, 2021

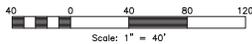


**CURVE TABLE**

CURVE	RADIUS	ARC	LTICHD	RTICHD	BEARING	DELTA
C1	25.00	11.81	29.70	N48°59'23"W	72°5'43"	
C2	60.00	76.30	71.25	N19°09'26"W	72°5'13"	
C3	60.00	71.40	67.26	N19°30'53"E	68°11'00"	
C4	60.00	117.53	99.40	S5°29'04"E	111°4'09"	
C5	25.00	11.81	29.70	S5°06'45"E	72°5'43"	
C6	60.00	152.67	114.69	S86°33'37"E	149°47'27"	
C7	25.00	16.65	16.64	N26°10'18"E	157°15'16"	

**LEGEND**

- = SECTION CORNER
- = 5/8" X 24" REBAR AND RED PLASTIC CAP TO BE SET STAMPED "REEVE & ASSOCIATES"
- = CENTERLINE MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = ROAD CENTERLINE
- = EXISTING FENCELINE



**Reeve & Associates, Inc.**  
510 S 1500 W, BENDALE, UTAH 84005  
TEL: (801) 621-3100 FAX: (801) 621-2666 WWW: REEVE-ASSOCI.COM

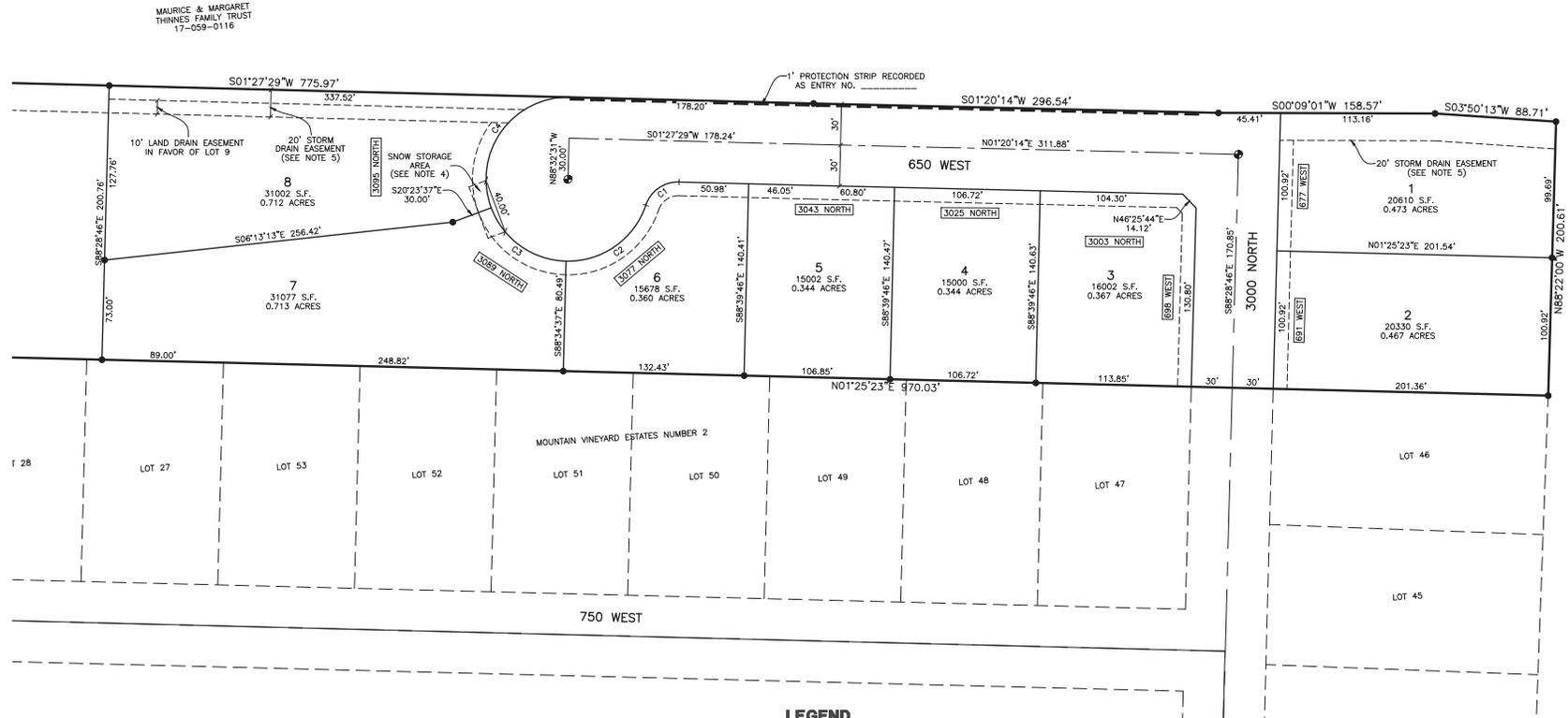
Project Info.	
Surveyor:	T. HATCH
Designer:	N. ANDERSON
Begin Date:	02-11-2021
Name:	ROCKWELL ESTATES
Number:	7404-01
Revision:	
Scale:	1"=40'
Checked:	

Weber County Recorder	
Entry No. _____	Fee Paid _____
And Recorded _____	Filed For Record _____
At _____ In Book _____	Of The Official Records, Page _____
Recorded For: _____	
_____	Weber County Recorder
_____	Deputy.

# ROCKWELL ESTATES

PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
 PLEASANT VIEW CITY, WEBER COUNTY, UTAH  
 NOVEMBER, 2021



MAURICE & MARGARET  
 THINNES FAMILY TRUST  
 17-059-0116

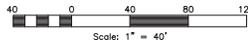
JOAN THOMPSON  
 17-060-0034

**LEGEND**

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- = CENTERLINE MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = ROAD CENTERLINE
- = EXISTING FENCELINE
- = 1' PROTECTION STRIP

**CURVE TABLE**

CURVE	RADIUS	ARC	LT	CH	CH	CH	BEARING	DELTA
C1	25.00'	31.81'	29.70'	N44°59'23"W	172°53'43"			
C2	60.00'	76.30'	71.28'	N55°00'26"W	123°13'37"			
C3	60.00'	71.40'	67.28'	N55°00'53"E	88°11'00"			
C4	60.00'	117.73'	109.40'	S54°28'04"E	111°51'08"			
C5	25.00'	31.81'	29.70'	S55°00'26"E	123°13'37"			
C6	60.00'	152.67'	114.69'	S88°33'37"E	145°47'27"			
C7	25.00'	16.66'	16.64'	N28°10'18"E	15°15'18"			



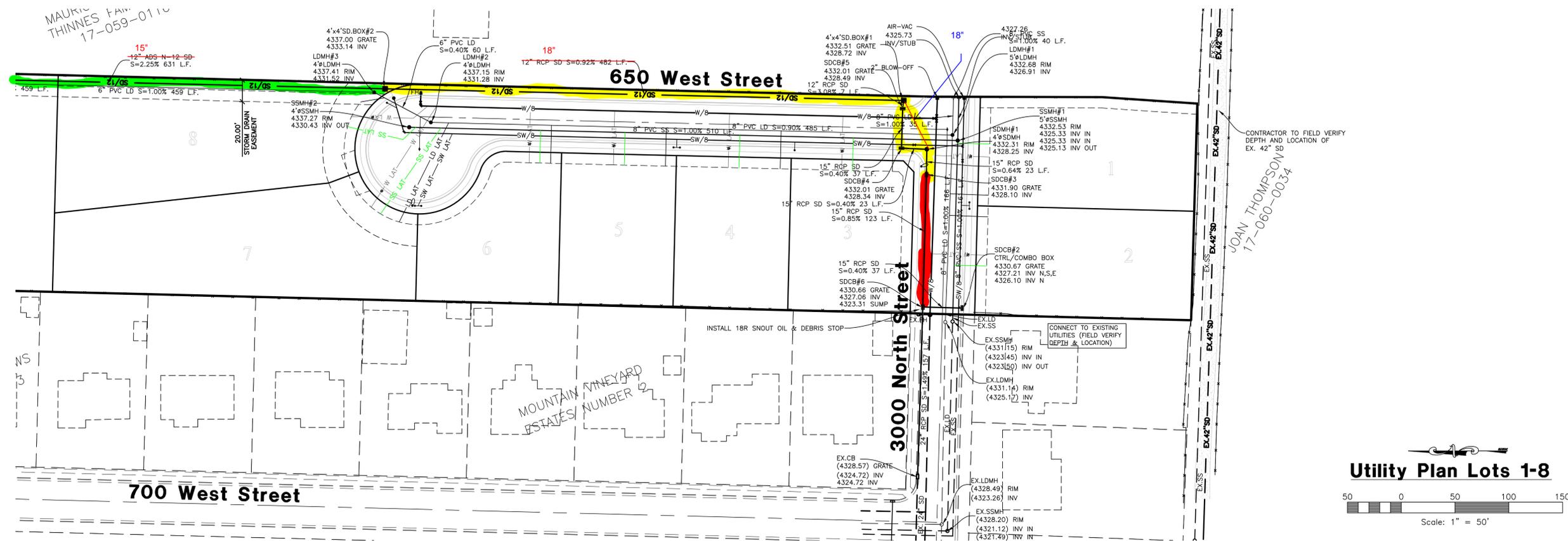
**Reeve & Associates, Inc.**  
 510 S 1500 W, MIDVALE, UTAH 84045  
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

**Project Info.**

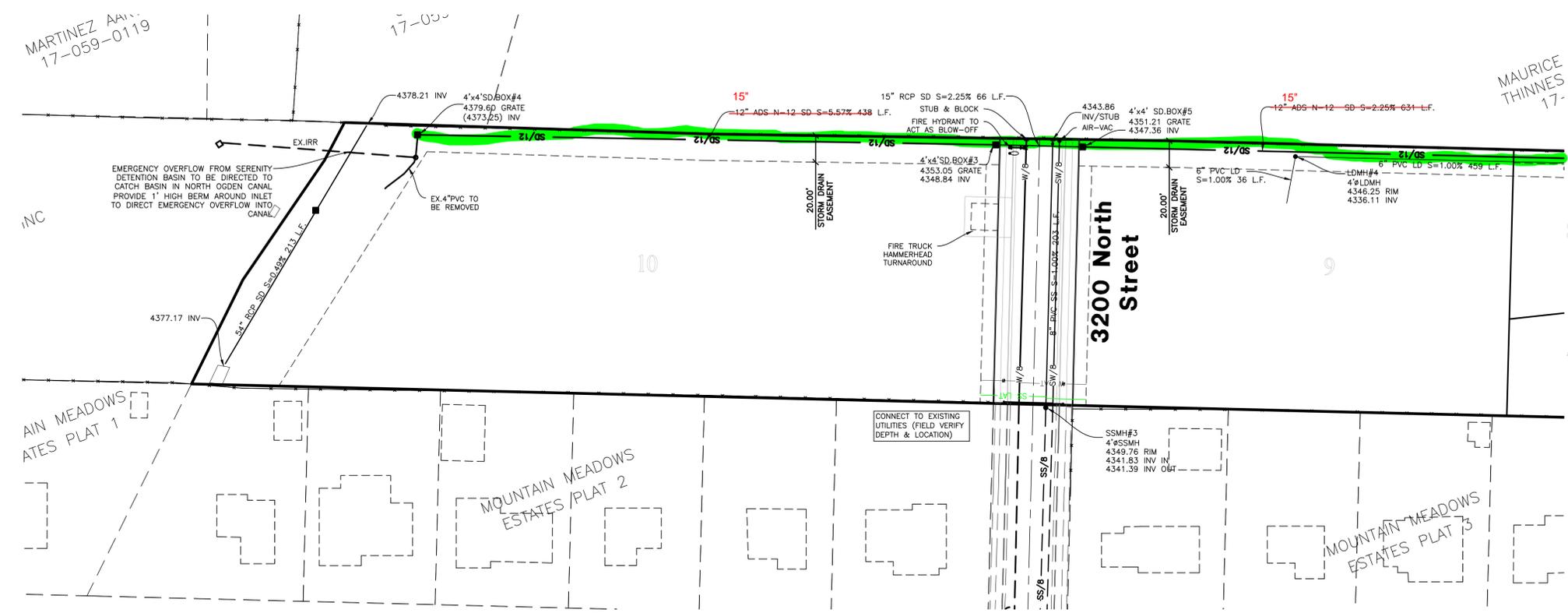
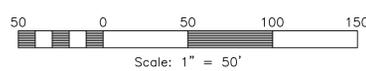
Surveyor: T. HATCH  
 Designer: N. ANDERSON  
 Begin Date: 02-11-2021  
 Name: ROCKWELL ESTATES  
 Number: 7404-01  
 Revision:  
 Scale: 1"=40'  
 Checked:

**Weber County Recorder**

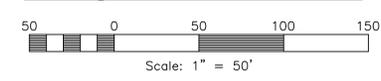
Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
 And Recorded, \_\_\_\_\_  
 At \_\_\_\_\_ In Book \_\_\_\_\_  
 Of The Official Records, Page \_\_\_\_\_  
 Recorded For: \_\_\_\_\_  
 \_\_\_\_\_ Weber County Recorder  
 \_\_\_\_\_ Deputy.



Utility Plan Lots 1-8



Utility Plan Lots 9-10



**Reeve & Associates, Inc.**  
**RA**  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
 TEL: (801) 621-3100 www.reeve-assoc.com

REVISIONS	DATE	DESCRIPTION
	05-05-21	KE City Comments
	05-10-21	CK City Comments
	05-25-21	CK City Comments
	06-09-21	NF City Comments

**Rockwell Estates**  
 PART OF THE EAST 1/2 OF SECTION 30, T.7N., R.1W., S.L.B. & M., U.S. SURVEY  
 PLEASANT VIEW CITY, WEBER COUNTY, UTAH

**Utility Plan**



**Project Info.**  
 Engineer: JEREMY A. DRAPER, P.E.  
 Drafter: N. FICKLIN  
 Begin Date: JANUARY 2021  
 Name: ROCKWELL ESTATES SUBDIVISION  
 Number: 7404-01



Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On

February 7, 2022

Pleasant View City  
520 West Elberta Drive  
Pleasant View, UT 84414

RE: Detention Basin release of overflow from Serenity Subdivision into the North Ogden Canal

In the event of a 100-year storm, the overflow discharge from the detention basin in Serenity Subdivision has been previously approved to discharge into the North Ogden Canal.

We, as the North Ogden Canal Board, hereby give permission for the overflow drainage from the detention basin in Serenity Subdivision to continue this discharge into the North Ogden Canal based on the calculations and engineered drawings dated February 7, 2022 from Reeves and Associates.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Beth", is written over the word "Sincerely,".

North Ogden Canal Company  
North Ogden ,UT 84414



# Planning Commission Staff Report

AGENDA  
ITEM  
#7

## Rockwell Easement Adjustment – Plat Amendment January 6, 2022

---

### FINDINGS

- 1) Approved by Engineer & Public Works Director. **X**
- 2) All requirements of the Fire Chief are met. **N/A**
- 3) All requirements as stated in Title 18 of the Planning View City Code are met. **✓**
- 4) All other local and State requirements are met and maintained. **✓**

---

### ANALYSIS

#### Serenity Agreement (Recorded)

EW 3083772 PG 1 OF 8  
LEANN H KILTS, WEBER COUNTY RECORDER  
10-SEP-20 3:18 PM FEE \$40.00 DEP PV  
REC FOR: PLEASANT VIEW

#### 3. Future Storm Water Improvements and Easement.

- 3.1. At such time as Grantor's property is developed, Grantor shall be responsible for piping discharge water to a connection to the City's storm drain system ("Future Improvements"). Future Improvements shall be reviewed and approved by the City and shall meet City Standards in effect at the time of such development.
- 3.2. Grantor hereby agrees to provide a replacement easement 20-ft wide centered on Future Improvements ("Permanent Easement") and dedicate Permanent Easement to the City.
- 3.3. Any and all costs incurred for construction the Future Improvements and preparing Permanent Easement documentation are solely the responsibility of the Grantor.

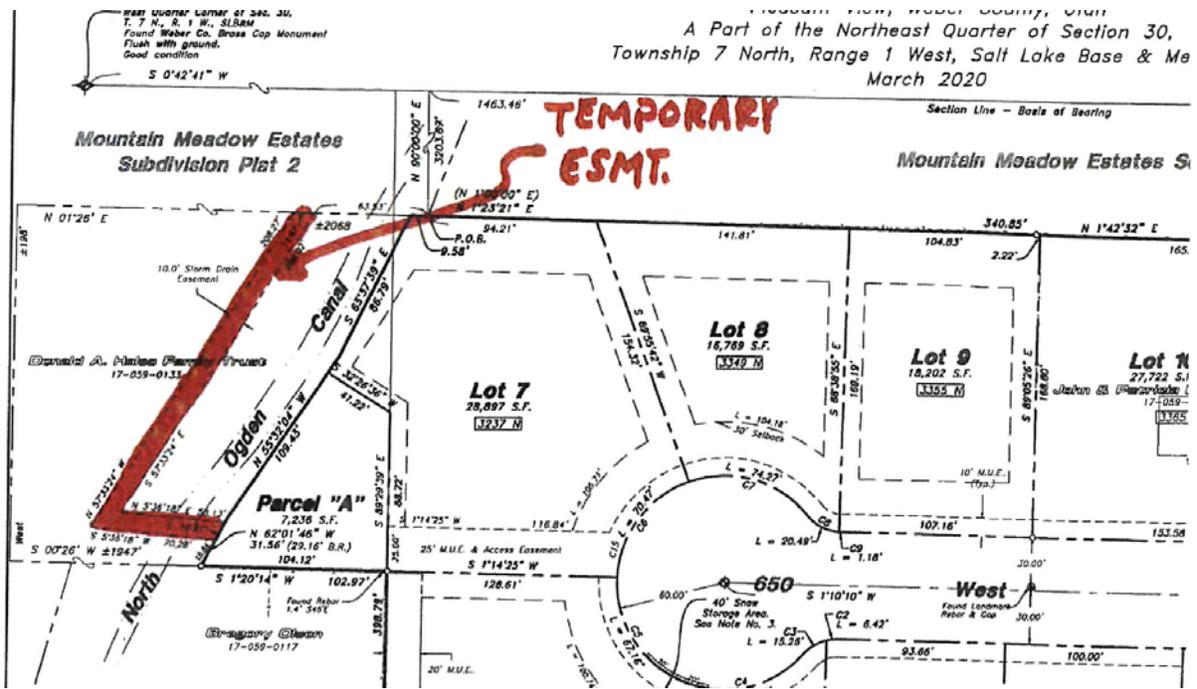
STORM DRAIN EASEMENT

A 10.00 FOOT WIDE STORM DRAIN EASEMENT DESCRIBED AS FOLLOWS:

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF MOUNTAIN MEADOW ESTATES SUBDIVISION PLAT 2, LOCATED 1463.46 FEET SOUTH 00°42'41" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION AND 3203.67 FEET NORTH 90°00'00" EAST AND 63.53 FEET SOUTH 01°26'00" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 30;

RUNNING THENCE SOUTH 57°33'24" EAST 198.02 FEET; THENCE NORTH 05°36'18" EAST 58.13 FEET; THENCE SOUTH 62°01'46" EAST 10.81 FEET; THENCE SOUTH 05°36'18" WEST 70.28 FEET; THENCE NORTH 57°33'24" WEST 208.27 FEET TO SAID EAST BOUNDARY LINE; THENCE NORTH 01°26'00" EAST 11.67 FEET ALONG SAID EAST BOUNDARY LINE TO THE POINT OF BEGINNING. CONTAINING 2,673 SQUARE FEET.



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)

**17.16.020 Notice and Hearing Requirements for Proposed Changes to Recorded Plat**

**s:**

1. Except for lot line adjustments, as found herein, and for any proposed change that is accompanied by a petition containing the signatures of all owners within the subdivision, all proposed changes shall require a public hearing before the Land Use Authority.

2. Except as otherwise found herein, notices for all public meetings and public hearings, shall be provided to each owner within the subdivision at least 5 days in advance of the meeting and posted on the city web site. For changes involving the vacating or alteration of a street or alley, notices shall be given as found in §10-9a, Utah Code Annotated, 1953, as amended.

3. For lot line adjustments, a public meeting is required and notice by posting on the city web site. (Ord.2008-5, dated 4/8/08)

**17.16.030 Lot Line Adjustments within a Recorded Plat:** The adjustment or changes of lot lines between adjoining properties, including the combining of lots, within a recorded plat may be adjusted provided the provisions found herein are met and such changes shall require the recording of appropriate documents. Lot line adjustments must meet the following requirements:

1. No new lot is created.

2. The adjustment does not violate applicable land use ordinances. (Ord.2008-5, dated 4/8/08)

**17.16.040 Effective Period of Approvals:** Approvals under this chapter shall expire within one year of approval. The City Council, for cause and under circumstances as determined appropriate by the Council, may extend the effective approval period in one year or less increments upon request by the applicant. Pursuant to *Chapter 18.70*

*Adequacy Public Facilities*, a new positive (or conditional) adequacy determination must be obtained and adopted by Council prior to approval of an extension. Otherwise, an extension cannot be granted. (Ord.2014-6, dated 7/22/14 prior code: Ord.2009-5, dated 5/12/09)

**Public Comment**

*There have been no comments currently.*

*This item was noticed in the Standard Examiner and on the State Public Notice Website.*

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STAFF CONTACT

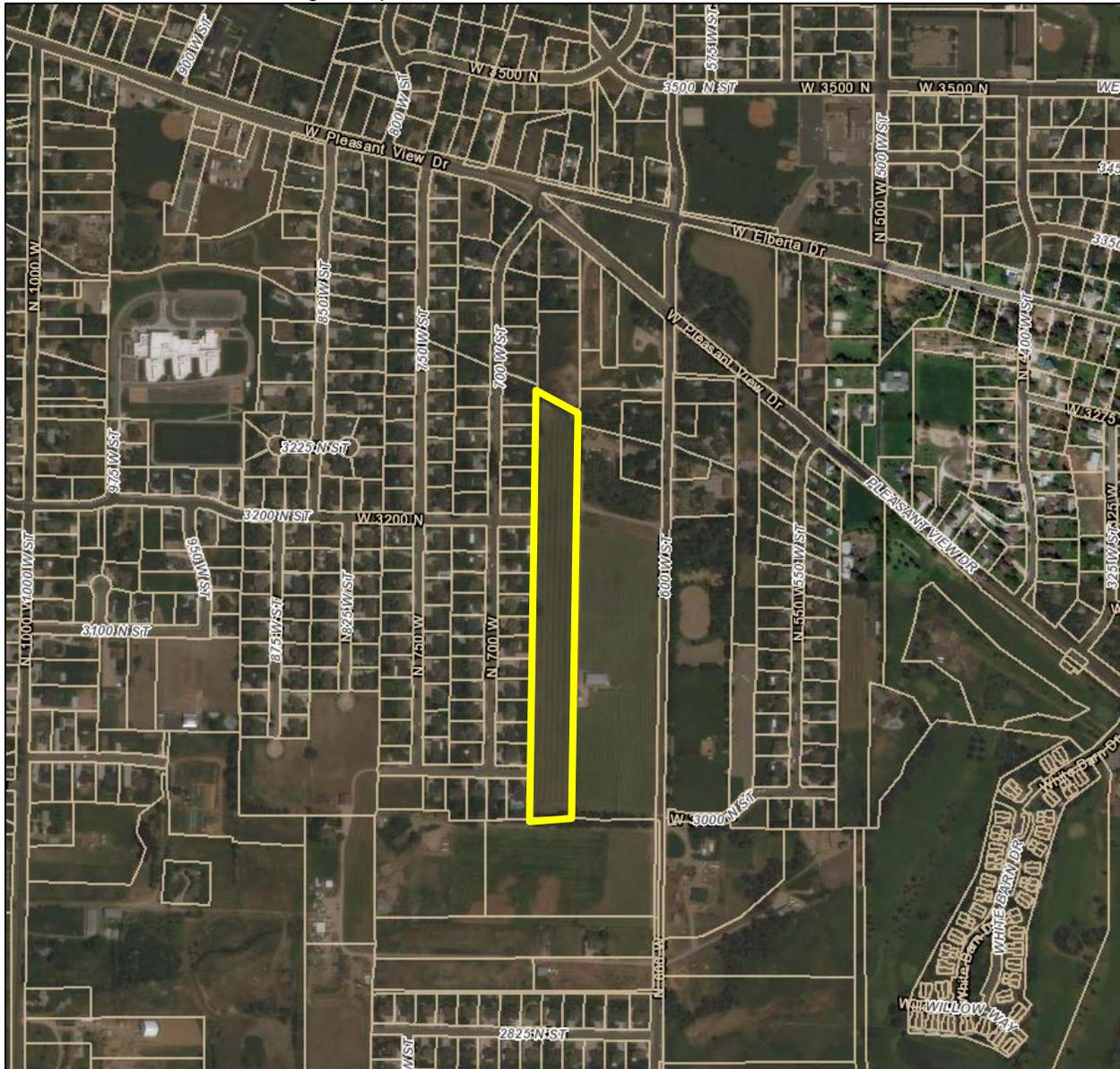
Jill Hunt  
jhunt@pleasantviewcity.com  
801-782-8529 Ext: 466

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ATTACHMENTS

- 1) Vicinity Map
- 2) Picture of project

ATTACHMENT 1) Vicinity Map



ATTACHMENT 2) Picture of Project

