

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, 520 W Elberta Dr. on **Thursday, June 2, 2022, at 6:00 PM.**

AGENDA

6:00 PM Call to Order

- A. Opening Prayer, Reading, or Expression of Thought given by: Julie Farr
- B. Pledge of Allegiance: Julie Farr
- C. Declaration of Conflicts of Interest

ADMINISTRATIVE

- 1. Discussion/Decision:** Consider a Preliminary Subdivision Plat Approval for David Erickson Subdivision containing three (3) lots on 3.76 acres at approximately 1071 W Pleasant View Drive, in the RE-20 Zone.
- 2. Discussion/Decision:** Conditional Use Permit to allow a light manufacturing and assembly use in a new commercial building at 2647 N 1000 W.
- 3. Discussion/Decision:** Site Plan Review for a New Office and Warehouse Building at 2721 N Rulon White Boulevard (Applicant: Derrick Oman).

LEGISLATIVE

Public Hearings

- 4. Discussion/Decision:** Consider recommendation for City Council to amend the Pleasant View Municipal Code definitions in Chapter 18.04 for Assisted Living Facility, Nursing Home, Residential Facility for Elderly Person, and Retirement Home and possible relative zoning modifications.

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

Dated this
/May 27, 2022/ Amber Corbridge/Planning and Zoning 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.



Planning Commission Staff Report

AGENDA
ITEM
#1

David Erickson Preliminary Subdivision
June 2, 2022

BASIC INFORMATION

Application Number:	SBD 22.01
Applicant:	David Erickson
Owner:	David Erickson
Acreage:	3.755
Lots:	3
Location:	Approximately 1071 W Pleasant View Dr
Current Zoning District:	RE-20

PLANNING COMMISSION REVIEW AND RECOMMENDATION

The Planning Commission considers the design and compatibility of the subdivision in relationship to the existing natural environment and surroundings. The Commission considers how the subdivision meets the General Plan.

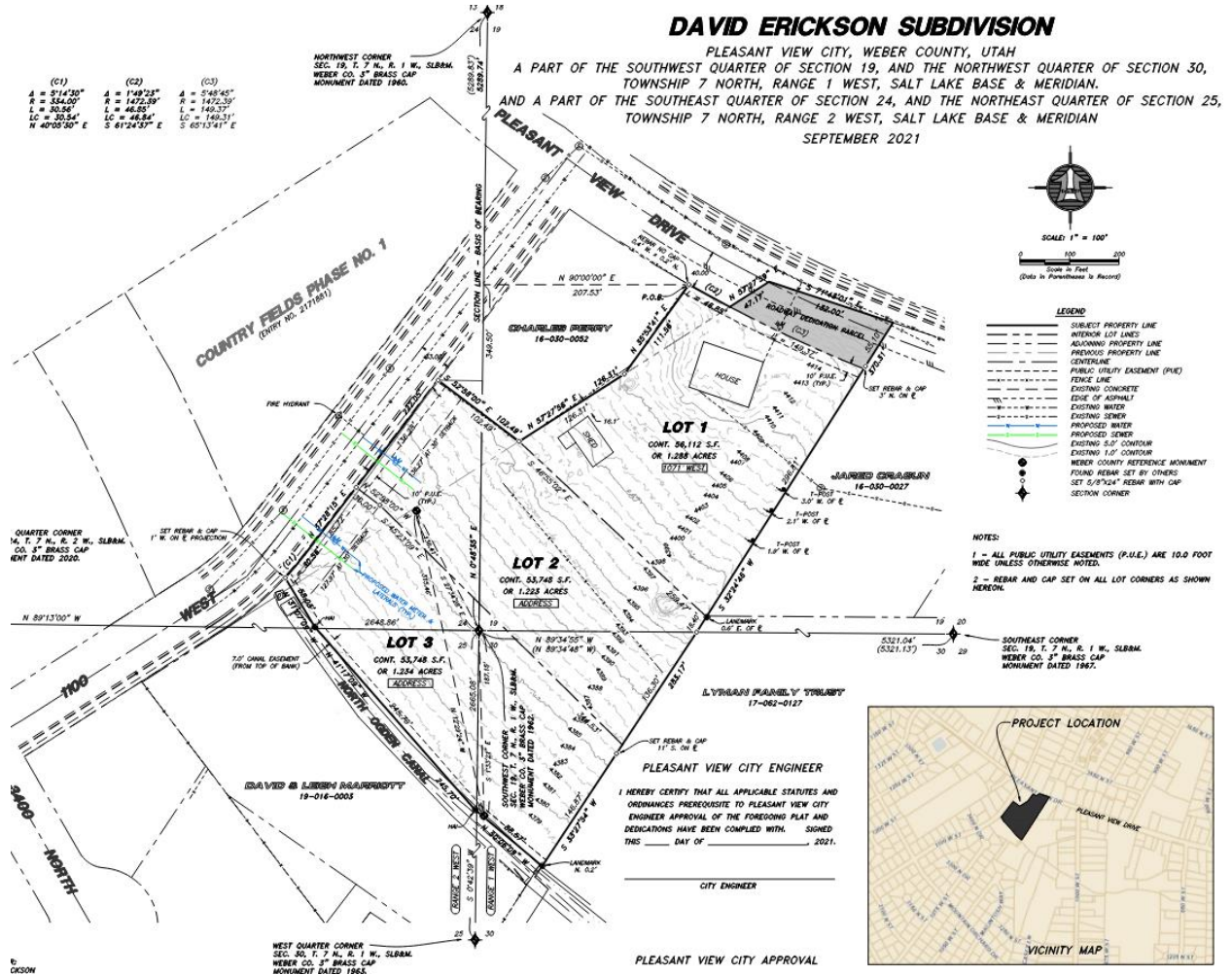
The Commission may recommend specific project designs and improvements, facilities, and amenities to protect the health, safety, and welfare of the public. Such improvements may include the following: 1) road and street improvements, including layout, design and construction, 2) flood control facilities, 3) culinary and secondary water facilities, 4) sanitary sewer facilities, 5) storm drain facilities, 6) Lot and/or site drainage facilities, 7) park and open space areas and facilities, trail access and connections, 8) fire protection facilities, 9) Power, gas, and any public utility facilities, 10) fencing and buffers, 11) street lighting and streetscape enhancements including street trees and park strip improvements, and 12) preservation and protection of the natural environment.

*After reviewing this request, the Commission will **make a recommendation** to City Council.*

PROPOSAL AND BACKGROUND

The applicant is proposing to create a subdivision for new single-family lots at approximately 1071 W Pleasant View Dr. The subdivision will contain three (3) lots, each about 1.2 acres. Lot 1 has street frontage along Pleasant View Dr and Lot 2 and 3 face 1100 W. Lot 1 includes an existing single-family dwelling and shed, which meet zoning requirements. This is considered a

standard subdivision instead of a minor subdivision, due to Lot 1 needing to install improvements along Pleasant View Dr. This application request will need to go through the Preliminary and Final review process. The following shows the proposed layout for the three (3) lot subdivision:



FACTORS FOR CONSIDERATION

STAFF COMMENTS

The proposed preliminary subdivision plat is required to meet the zoning and subdivision ordinance standards and General Code goals and objectives.

The ordinance (17.20.010.12) requires subdivisions to install a six foot (6') tall fence made of either solid board, chain link, or other non-climbable fence on both sides of an existing irrigation canal. As a condition of approval fencing will need to be shown on the south side of the

property, between the canal and Lot 3. Any other fencing around the subdivision may be required by the Commission (17.20.101.12) if the fencing would create a safer enclosure for animals, farmland, and/or any other uses that require fencing. The land east of the subdivision does not appear to house animals, farmland, or other uses that require fencing. Staff recommends the fence be optional along the east property line. The applicant agreed to install a fence along the canal but needs to address where exactly the fencing will be placed, about 7' from the canal easement (see attached letter from applicant).

The subdivision code (17.18.030) regarding lot standards states each lot shall abut on a public street or private street and flag lots are not allowed. Although the proposed three lots all have required street frontage and largely meet the zoning ordinances, there are land-locked parcels adjacent to this subdivision that would benefit from having access to a stubbed street (see image below)



The General Plan emphasizes connections between the built environment and the continued sense of place and community. Land-locked parcels need to be considered with new development plans, where possible. Therefore, staff recommends installing a dedicated street with stub on the south side of Lot 3, adjacent to the canal. This allows the adjacent land-locked parcel the ability to develop a small lot subdivision in the future.

Also, the standards encourage roadway connections between existing streets. Including a street connection in the proposed subdivision would potentially connect Casey Lane to 1100 W (shown in the image below). A dedicated private street is required to be at least sixty feet (60') wide. The lot lines and canal easement would need to shift to accommodate for a new road connection and the applicant may work with city staff on incentives if needed.



The proposed subdivision plat will be required to meet all ordinance standards and conditions. The redlined preliminary plat (see attached) will need to be corrected and returned in a resubmittal package.

STAFF RECOMMENDATION

Staff recommends **approval** of the preliminary subdivision, David Erickson, at 1071 W Pleasant View Dr, subject to meeting the following:

1. Include a street connection through the south side of Lot 3.
2. Satisfy all department staff requirements, including fencing shown on the south side of Lot 3 along the canal.

Public Comment

See attached letter opposing the subdivision request.

STAFF CONTACT

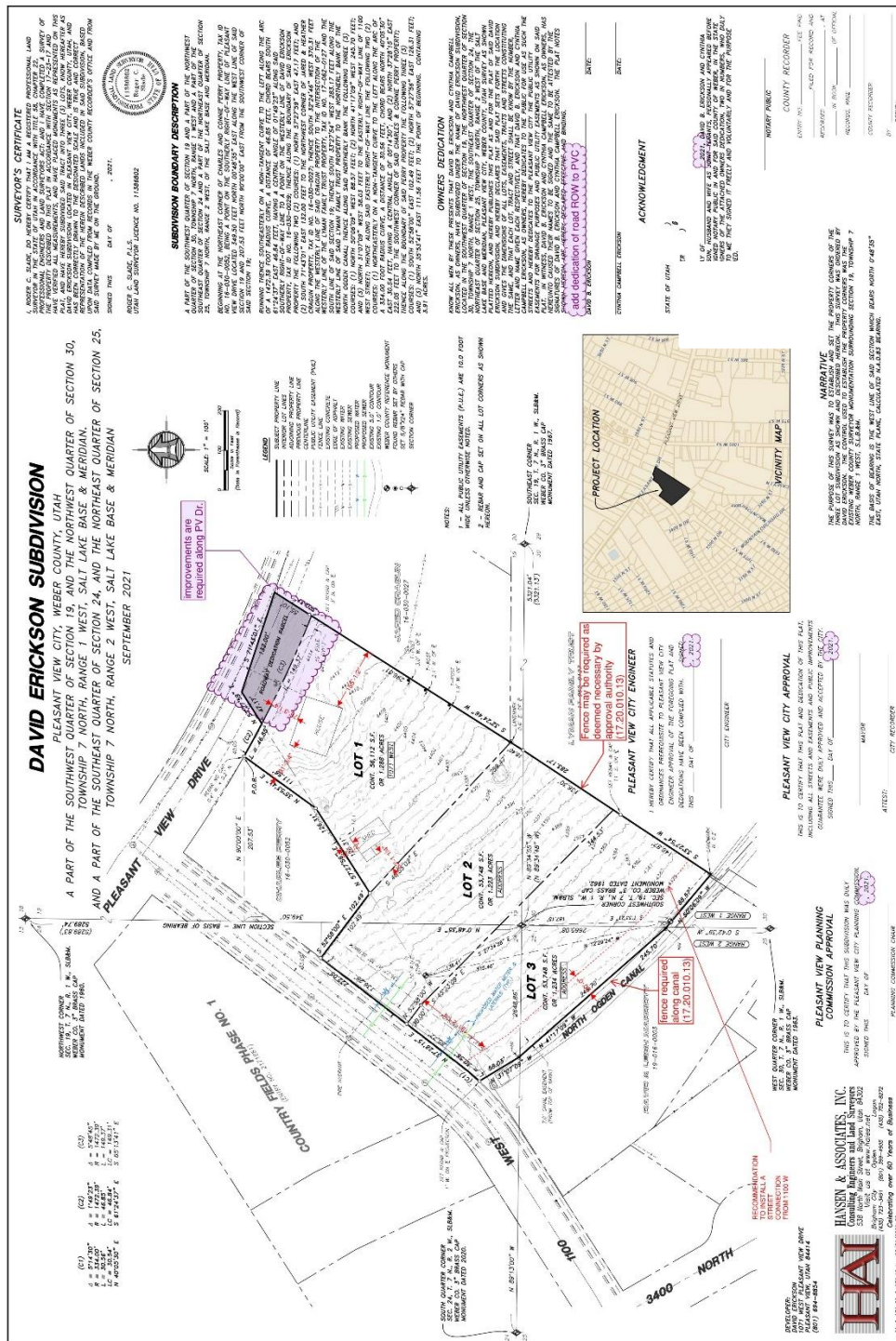
Amber Corbridge
acorbridge@pleasantviewcity.com
801-782-8529 Ext: 466

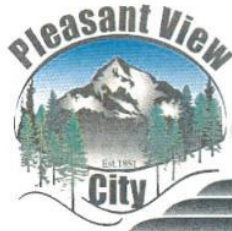
ATTACHMENTS

- 1) Vicinity Map
- 2) Staff Review Comments and Redlines
- 3) Public Comment
- 4) Letter from applicant regarding canal fencing requirement.

ATTACHMENT 1) Vicinity Map







520 W. Elberta Dr.
Pleasant View, UT 84414
Main Office (801) 782-8529
Police Dept. (801) 782-6736

PUBLIC HEARING NOTICES

Notice is hereby given that the Planning Commission of Pleasant View City will hold a public hearing on Thursday, June 2, 2022 in the city office located at 520 West Elberta Drive beginning at 6:00 PM to consider the following:

NO-NO-NO-NO-NO-NO

Consider a Preliminary Subdivision Plat Approval for David Erickson Subdivision containing three (3) lots on 3.76 acres at approximately 1071 W Pleasant View Drive, in the RE-20 Zone.

The city encourages if anyone has any comments, questions or concerns to please contact the city office at 782-8529. If there are objections, please contact the City in writing to the above address within 10 days after this public hearing. Those objections will be filed with the City Council.

Amber Corbridge
Planning and Zoning Administrator

Dated this 19th day of May 2022

*Too many Houses in
Our City -
which used to be a
Country small town - and is
no more. I long for the peace
& quiet & little traffic of 50 years
ago! It's well past time to
QUIT EXPANDING!!*

ATTACHMENT 4) Letter from Applicant Regarding Canal Fencing Requirement

April 19, 2022

Amber Corbridge
Pleasant View City Planner
ACorbridge@PleasantViewCity.com

RE: David Erickson Subdivision

Amber:

Thank you for meeting me today. As we discussed, I turned in 4 large plat maps and one small plat map that address each of the comments on the redlined plan of Dana Q. Shuler's Preliminary Plan Review of January 19, 2022, with one exception, the fencing along the south and east property lines.

The fence along the south side of the plat map is not shown at the present time because its location is approximate. We have been waiting to hear a location preference from the North Ogden Canal Company in regards to their easement line. Their easement is seven feet north of the canal bank. We suspect they need more than seven feet to maintain the canal, but we haven't heard back from them.

As you requested, I hereby certify that a fence approved by the Planning Commission will be erected along the south side of the property at 7 to 10 feet from the north bank of the canal before construction is begun on that lot. This will put the fence at or north of the canal's easement.

The fence will be six feet high and be made of chain link or V-mesh. V-mesh is preferred because it is safer than chain link and is designed to be non-climbable. There are no cut wire ends that can harm children or animals. It will also fit in with the more rural nature of Lots 2 and 3.

Attached is a description and pictures of what it would likely look like once installed, except that it would be six feet high.

The fence along the east side of the property will be six feet high and on the property line. It will be made of the same material as the south property fence.

Please let me know if you have any concerns. We'll see you at the June 1, 2022 Planning Commission meeting.

Thank you,

David Erickson

1071 W. PLEASANT VIEW DRIVE, PLEASANT VIEW, UT 84414
DAVIDBERICKSON@GMAIL.COM | 801-694-8854



V-Mesh Fencing

| |

2



V-Mesh Fence with Galvanized T-Posts Or Wood Posts

V wire mesh fence is regarded as the safest horse fencing, due to it can not only keep predators out while keeping your horses and livestock contained, but can protect hooves or legs from becoming caught in the fence.

All V mesh horse fences are made of galvanized steel wire for durable service life. The continuous weave pattern means no cut wire ends to harm animals.

- 👍 Popular in 12.5 gauge horizontal wire and 14 gauge vertical wire.
- 👍 Standard in 2" x 4" diamond V-mesh.
- 👍 Galvanized steel wires with durable zinc coating for weather resistance.
- 👍 Safer horse fence for alpaca, horse and other livestock.
- 👍 Ideal for stable managers, breeders, veterinarians and horse owners.



Planning Commission Staff Report

AGENDA
ITEM
#2

Light Manufacturing and Assembly – Conditional Use June 2, 2022

BASIC INFORMATION

Applicant: Brad Reeves
Owner: Brad Reeves
Location: 2647 N 1000 W
Zone: C-2

PLANNING COMMISSION REVIEW AND RECOMMENDATION

The Planning Commission reviews conditional uses to ensure that the proposed conditional use meets the following:

1. The use contributes to the general well-being of the community.
2. The use is not detrimental to health, safety, and general welfare of the public and land.
3. The use is compatible with the surrounding and/or planned uses of the community.
4. The use will comply with the regulations and conditions of the city code.
5. The proposed use conforms to the goals and policies of the General Plan.

BACKGROUND AND PROPOSAL

The applicant is applying for a Conditional Use Permit for a light manufacturing/assembly use in the Brad Reeves Building on 1000 W. The new Brad Reeves Building is currently in site plan review for offices and storage, which was recently approved by Planning Commission, with conditions. The following conditions must be met regarding the site plan approval prior to obtaining building permits:

1. Submit a landscape plan meeting the minimum landscaping requirements, showing plant material, ground covers, and street trees. Staff strongly encourages a water efficient landscape design using a drip irrigation system.
2. Include a dumpster location and enclosure on the site plan with building elevations meeting code requirements.
3. Include an ADA parking stall and aisle on the site plan.
4. Redesign the front and side building elevations to meet the design requirements in 18.43. Staff recommends the new building meet the same design treatments

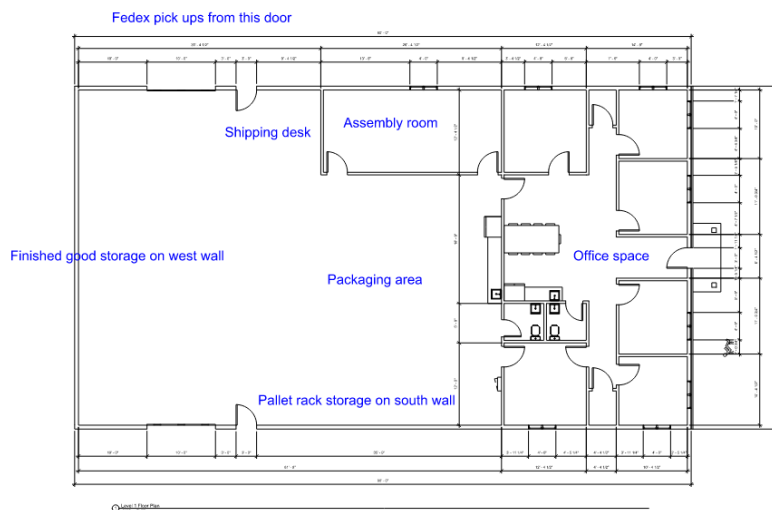
(entrance features), materials, and colors of the existing neutral-colored, stucco and stone building front on the property.

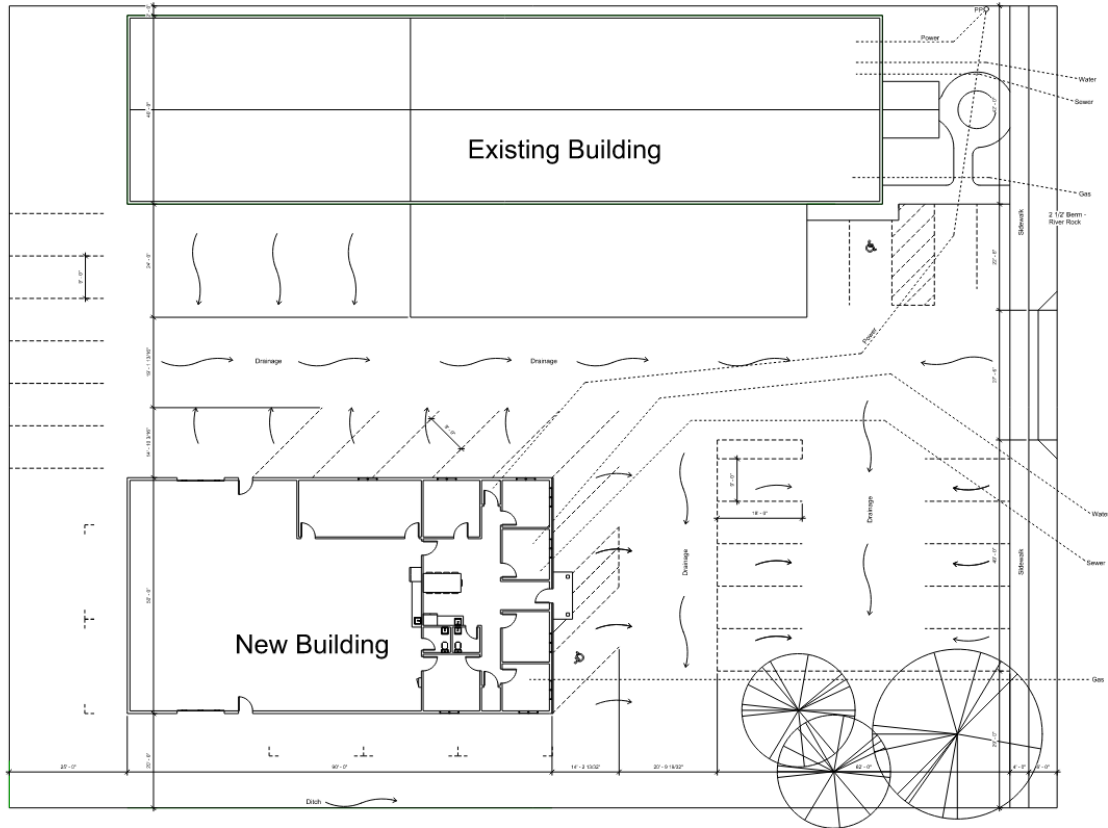
5. Submit the Dominion Energy will serve letter for gas.
6. Satisfy all department review comments.

The applicant's business currently works out of North Ogden and is hoping to expand to Pleasant View. The business consists of assembling and warehousing small plastic parts for shipment, such as caps and valves of which are shipped to their manufacturing plant in Tennessee.



The business includes employing three salaried staff and a handful of part-time staff working on assembly. The business does not operate using heavy machinery, but instead utilizes hand tools and pneumatic aids. The loudest and obtrusive piece of equipment used is an air compressor, which will be located indoors where negative sound impacts will be mitigated. Shipping is handled by Fedex daily and LTL shipments will occur anywhere from 1 to 3 times per week. Refer to the floor plan and site plan below:





FACTORS FOR CONSIDERATION

STAFF COMMENTS

1. The use contributes to the general well-being of the community.

The light manufacturing/assembly use is supported by the General Plan goals and objectives. The city must continue to expand and diversify sources of revenue and actively participate in the growth of businesses in many industries, including retail, office space, and manufacturing.

2. The use is not detrimental to health, safety, and general welfare of the public and land.

The proposed use has minimal negative impacts to the community. The potential noise and visual impacts associated with the use will be mitigated by having all equipment used and stored within the building.

3. The use is compatible with the surrounding and/or planned uses of the community.

The proposed use is compatible with the surrounding commercial type uses. The site plan and building design will need to be modified, as discussed in site plan review, to be more compatible with the existing structure on the property.

4. The use will comply with the regulations and conditions of the city code.

The proposed use, building, and site will need to comply with the city code and as a condition of approval. The site plan conditions and corrections will need to be satisfied prior to obtaining building permits. (See attached staff review comments in the attached redlined site plan and elevations.)

STAFF RECOMMENDATION

Staff recommends **approval** of the conditional use to use the building at 2647 N 1000 W for light manufacturing and assembly, subject to meeting conditions of site plan approval.

Public Comment

There have been no comments currently.

STAFF CONTACT

Amber Corbridge
acorbridge@pleasantviewcity.com
801-782-8529 Ext: 466

ATTACHMENTS

- 1) Vicinity Map
- 2) Application
- 3) Redlined Site and Building Plans

ATTACHMENT 1) Vicinity Map



ATTACHMENT 2) Application

PLEASANT VIEW CITY
APPLICATION FOR SITE PLAN / CONDITIONAL USE APPROVAL
(New Development)



Note: Unless directed otherwise by the City, all applications and associated plats, plans and documents must be submitted to the City Planner.

LOCATION: 2647 N. 1000 W ACREAGE: 0.84

PROJECT NAME Reeves CURRENT USE Empty lot

PARCEL ID NUMBERS: 17-066-0031

PROPOSED USE Office / light mfg

PROPERTY OWNER(S): (attach additional pages if needed)

NAME: Brad Reeves PHONE: 801 432-1484 FAX: _____
ADDRESS: 2647 N. 1000 W. EMAIL: reeves.e.i@gwastoffice.net

APPLICANT/AGENT:

NAME: _____ PHONE: _____ FAX: _____
ADDRESS: _____ EMAIL: _____

SURVEYOR OR ENGINEER:

NAME: Gardner Engineering PHONE: 801-476-0202 FAX: _____
ADDRESS: 5150 S. 375 E Ogden, UT EMAIL: _____

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.

Dawn Reed Reed _____
Signature of Applicant/Agent Notary

For City Use

DATE SUBMITTED: _____ TAKEN BY: _____

FEES (DUE AT TIME OF APPLICATION)

Application Fee	\$250.00	Date Paid _____	Amt. _____
Noticing Fee	\$200.00	Date Paid _____	Amt. _____
Accounts Receivable Deposit	\$2,500.00	Date Paid _____	Amt. _____

Form Date: February 2020

Total Paid _____

Affidavit

Property Owner

I (we) DARWIN BRAD REEDS (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) Darwin Brad Reeds

Subscribed and sworn to me on _____ (date)

Notary _____
(Residing in: _____)
My commission expires _____ (date)

Notary Seal

Agent Authorization

I(we) _____ (please print), the owner(s) of the real property identified in this application, do authorize as my (our) agents(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.

Property Owner(s) _____

Subscribed and sworn to me on _____ (date)

Notary _____
(Residing in: _____)
My commission expires _____ (date)

Notary Seal

Description of Attached Document

Title of Type of Document PLEASANT VIEW CITY APPLICATION FOR SITE PLAN/CONDITIONAL USE APPROVAL (NEW DEVELOPMENT)

Document Date 04/22/2022 Number of Pages 1

Jurat

State of UTAH

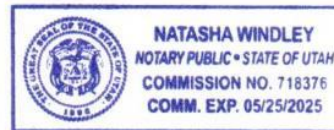
County of § WEBER

Subscribed and sworn to before me on this 22 of APRIL, in the
year 2022 by DARWIN BRAD REEVES
year date month name of document signer

Witness my hand and official seal.

Natasha Windley

Notary Signature



(seal)

SURE CAN
www.surecan.com

Don Nathan
2285 Federal Dr. 10111
863 726-2678

Red Owsen
227 N Whiting Blvd
863 772-2424

No.	Description	Date


Floor Plan

Project Number: _____
Issue Date: _____
Drawn By: _____
Checked By: _____
Author: _____
Checker: _____

Scale: 1/4" = 1'-0"

The floor plan depicts a rectangular building layout with various functional zones. At the top, a long horizontal area is labeled 'Fedex pick ups from this door'. Below this is a 'Shipping desk' followed by an 'Assembly room'. The central portion of the plan contains 'Office space' and a 'Packaging area'. On the right side, there is a 'Pallet rack storage on south wall'. On the left side, there is 'Finished goods storage on west wall'. The plan includes numerous dimensions for room sizes and overall building footprint. A title block in the upper right corner contains a table for revision tracking, project information, and a scale of 1/4" = 1'-0". A large number '2' is printed near the project information.

ATTACHMENT 3) Redlined Site and Building Plans



www.surecan.com

Real Estate
2088 Parkside Dr #10415
Omaha NE 68131
800.775.2652

Real Development
2727 N 24th Street, Suite 201
Omaha NE 68111
800.373.5482

No.	Description	Date

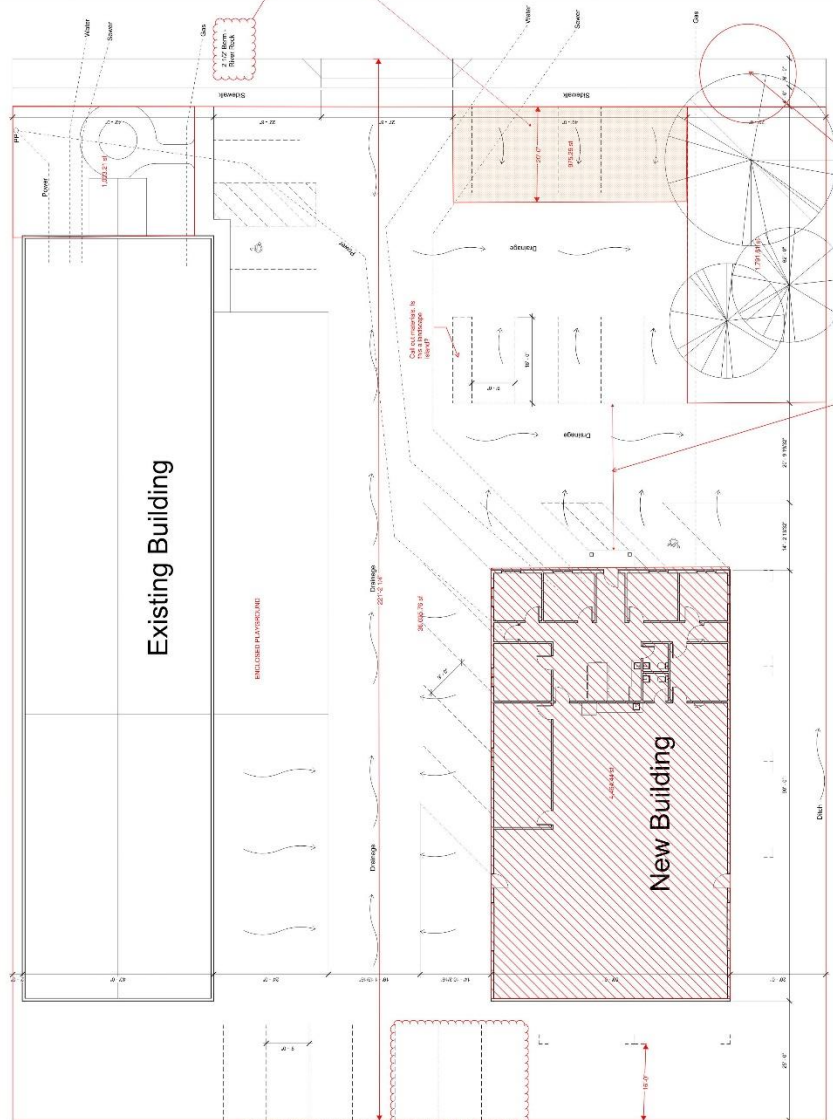
Site Plan

No. 2254-1-022804-0

Project Number
Issue Date
Author
Checker
Scale

1

1/8" = 1'-0"



Existing Building

New Building

RELOCATED PLAYGROUND

STREET LANE REQUIRED

URGENT COMMENTS FROM PREVIOUS REVIEW:
1. 1/18/27.020 detailed site, grading, drainage, landscape and utility plans
2. Provide survey showing property lines, existing features on property,
3. New building appears to add more than 10% impervious area to site, evaluate and implement.
4. New building footprint is to be re-evaluated and reworked must be evaluated and implemented.
5. Show proposed site improvements including but not limited to: (1) landscape (2) driveway width, setback, etc.
6. Street frontage improvements including but not limited to: (1) street lighting (2) street furniture (3) street art
7. A sufficient detail provided to address previous comments.
8. Show proposed site improvements including but not limited to: (1) landscape (2) driveway width, setback, etc.
9. A sufficient detail provided to address previous comments.
10. Show proposed site improvements including but not limited to: (1) landscape (2) driveway width, setback, etc.
11. A sufficient detail provided to address previous comments.
12. Show proposed site improvements including but not limited to: (1) landscape (2) driveway width, setback, etc.

NOTE: DUMPSTER AND ENCLOSURE ARE MISSING



www.surecan.com

2744 Riverdale Dr
North Canton, OH 44705
937-523-6654

11000 Centre Rd
North Canton, OH 44705
937-523-6654

No.	Description	Date

EastWest Elevations

Project Number: _____

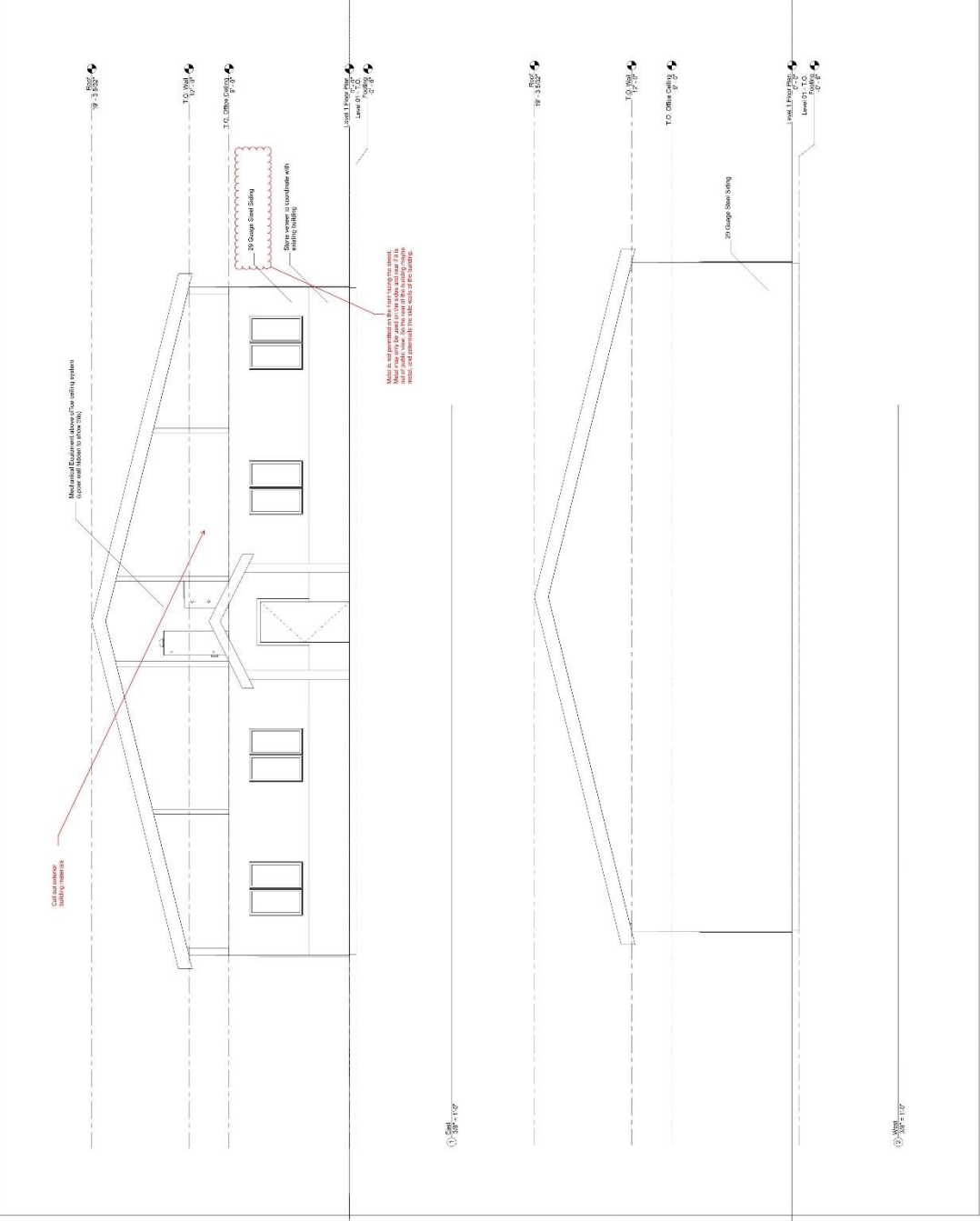
Issue Date: _____

Author: _____

Checked By: _____

4

Scale: 3/8" = 1'-0"





Planning Commission Staff Report

AGENDA
ITEM
#3

Office and Warehouse at 2721 N Rulon White Boulevard – Site Plan June 2, 2022

BASIC INFORMATION

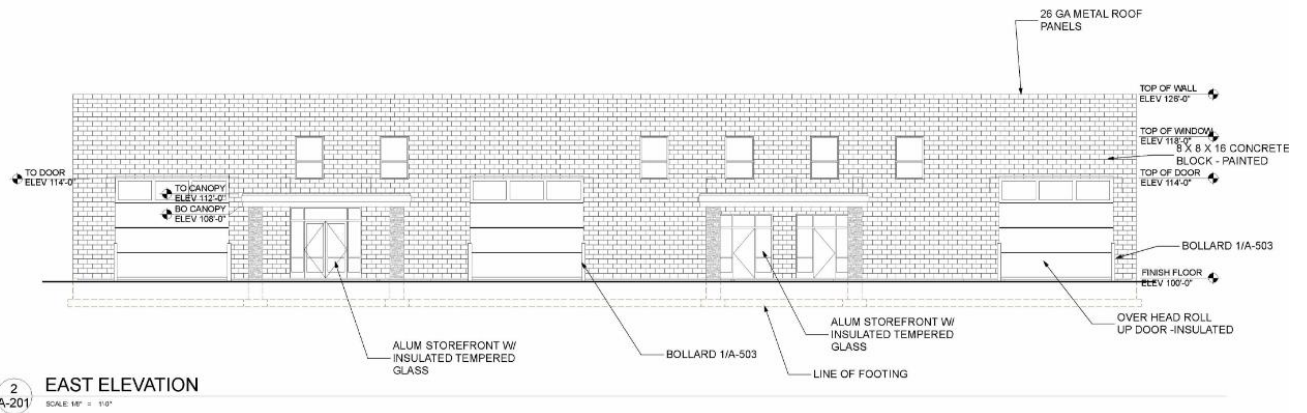
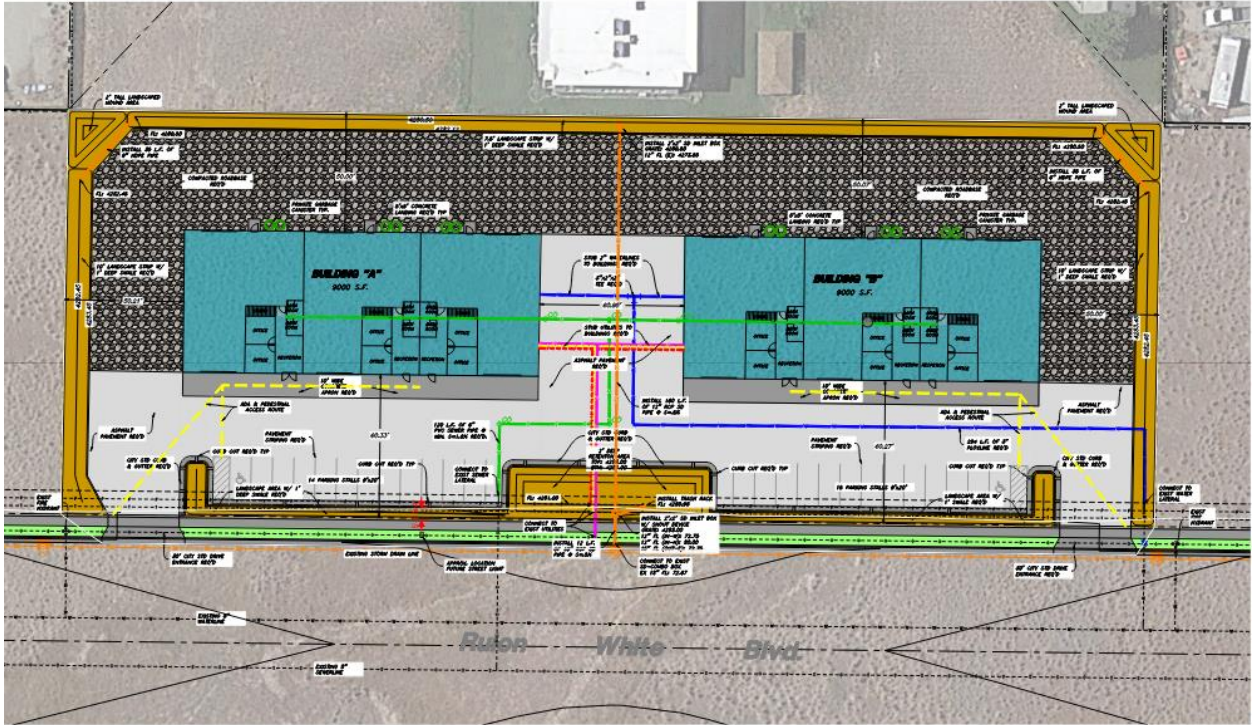
Applicant:	Derrick Oman
Owner:	Derrick Oman
Location:	2721 N Rulon White Blvd.
Zone:	MP-1

PROPOSAL

The applicant is requesting site plan approval of two (2) office and warehouse buildings at 2721 N Rulon White Blvd, in the MP-1 Zone. The new painted concrete block buildings will be placed on a 78,851 square ft lot, including parking and landscaping. The site plan shows landscaping along the front and sides of the property with water efficient plant materials and ground covers. Each building will feature storefronts with insulated tempered glass and overhead roll up doors.



OVERALL SITE PLAN



FACTORS FOR CONSIDERATION

The Planning Commission reviews site plans for permitted uses to ensure that the proposed site plan meets the following:

1. Meet safety and convenience of traffic movement both within the land area considered and in relation to street access, harmonious and beneficial relation among the buildings and uses in the land area considered, as well as with adjacent neighborhoods.

2. The plans will need to meet all requirements of the zoning ordinance.

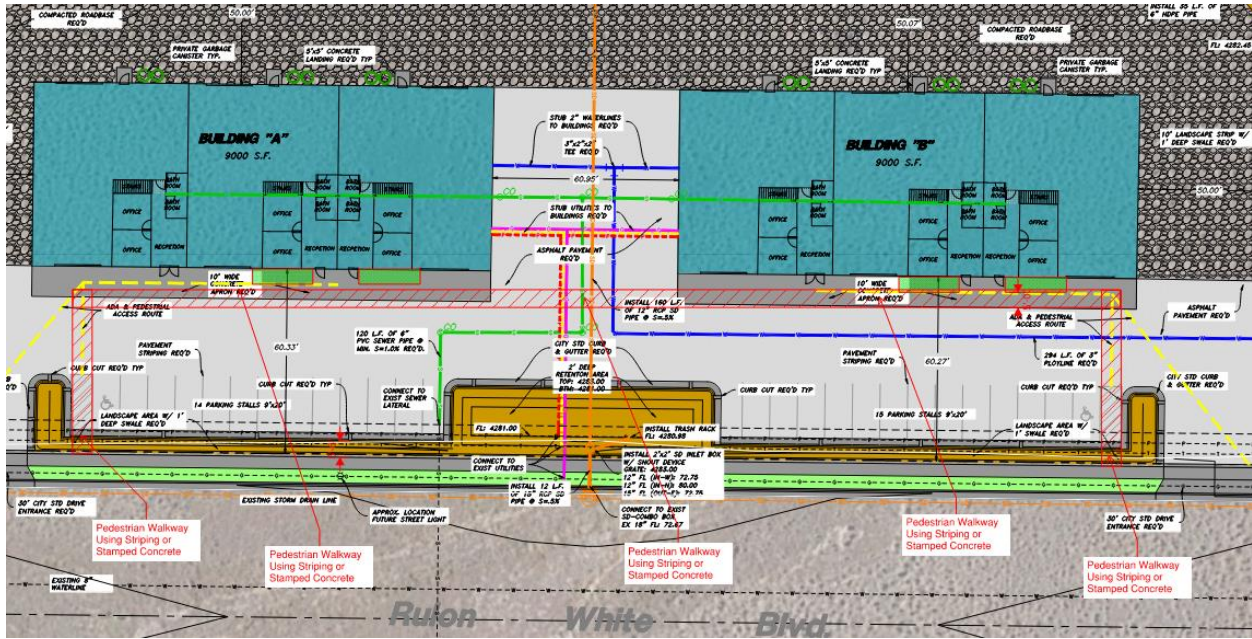
The Commission may impose any conditions or requirements designated or specified to meet the provisions of City's ordinances and General Plan regarding the site plan for the permitted use.

STAFF COMMENTS

The proposed site plan and building design will need to meet site compatibility, as well as the design standards in Chapter 18.43. The site plan and building elevations will need to be corrected to meet all the following staff correction comments (see attached redline plans for reference):

1. *Pedestrian Circulation (18.43.260)*
 - a. *An onsite system of pedestrian walkways shall be designed to provide direct access and connections to and between the entrances, sidewalks, parking, other buildings, and other site amenities.*
 - i. *Staff recommends including striping or stamped concrete pathways connecting the areas mentioned above. An example of how this may look is shown in the picture and redlined site plan below:*





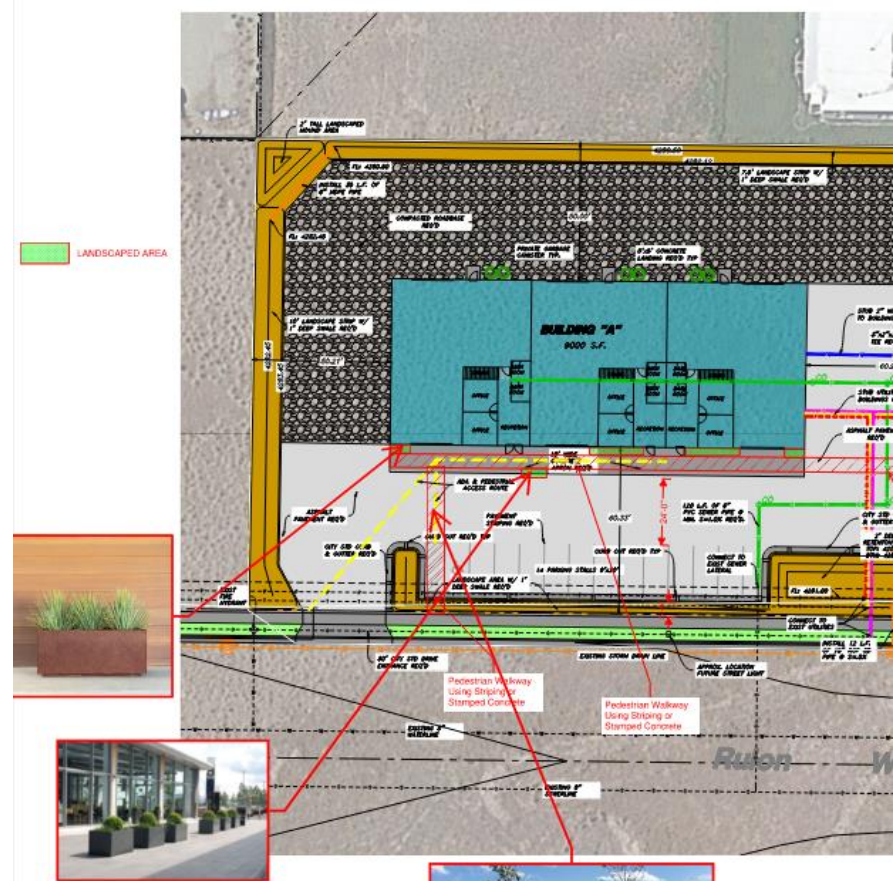
2. Landscaping (18.43.280)

- a. Street trees shall be required and shall not exceed 30' in height in the right of way and below utility lines. If larger than 30', trees will need to be planted behind the sidewalk on the property.
- b. Parking lots are designed with landscaping to improve traffic flow, enhance the architecture of the building, and minimize the large uninterrupted hard surface areas. Landscaping shall integrate the parking areas in the building providing view corridors and pedestrian pathways.
 - i. Staff recommends adding landscaping, such as planter boxes with tall grasses, evergreen shrubs, and/or trees against the building between the wall and the pedestrian paths, which create safer and attractive paths and soften the building. Review the following suggestions and examples below:





OVERALL



NOTICE:
 EXTERNAL VISUALS ARE SHOWN
 TO ILLUSTRATE THE CONCEPT
 OF THE CONSTRUCTION
 PROJECT. THE CONTRACTOR IS
 RESPONSIBLE FOR THE PRO-
 TECTIVE OF ALL UTILITIES.
 THE CONTRACTOR SHALL BE
 RESPONSIBLE FOR VERIFYING THE
 SHOWN TO SHOW INCORRECTLY.

CALL
 DPs
 BEFORE YOU
 DIG

1-800-482-6111
 WEBSITE: WWW.CALLDP.COM

PROJEC

TOTAL PROJECT AREA:	
LANDSCAPE AREA REQ'D (12X)	
LANDSCAPE AREA PROVIDED:	
TOTAL BUILDING FOOTPRINT AREA:	
WAREHOUSING (BACK) AREA:	
PARKING REQ'D. (1 STALL)	
LOW IMPACT RETAIL (FRONT) AREA:	
PARKING REQ'D. (3 STALLS)	
TOTAL PARKING REQ'D:	
ADA PARKING STALLS PROVIDED:	
PARKING STALLS PROVIDED:	
ASPHALT AREA:	

3. *Parking*

- a. *A minimum of two (2) bicycle parking spaces shall be provided on site away from pedestrian walkways.*

4. *Building Compatibility*

- a. *The colors of the exterior building materials are required to be reviewed by staff. The dominate overall color scheme of the building shall be subtle, subdued, low reflectance, neutral, and earth tones. The applicant will need to submit sample swatches for the colors of the exterior of the building materials for review.*
- b. *The roofing shall meet two (2) of the following treatments, where staff recommends the underlined roof design requirements:*
- i. *A three-dimensional cornice treatment along all facades, a minimum of twelve inches high, and having a variety of thickness in relief.*
 - ii. *Roof overhangs on at least the primary façade that extend at least three feet beyond the supporting walls.*
 - iii. *Roof projections such as cupolas, clock towers, or bell towers.*
 - iv. *On flat roofs, decorative parapets along primary and secondary facades that are at least three feet in height above the finished roof, or that are high enough to block the view of any mechanical equipment.*

The following examples show modern cornice roof treatments and are compatible options for the proposed building:







PLEASE NOTE: THE PLANS ARE STILL IN REVIEW BY OTHER DEPARTMENTS AND WILL NEED TO MEET ALL DEPARTMENT STAFF COMMENTS

Staff Recommendation

Staff recommends **approval** of the Oman site plan and building elevations at 2721 N Rulon White Blvd, with the following conditions and corrections:

1. Submit updated site plans to include details for pedestrian pathways between the buildings, parking, sidewalks, and entrances using striping and/or stamped concrete for 5' wide pathways. Include onsite bicycle parking on the plans.
2. Submit landscaped plan with street trees and landscaping framing the pathways and the buildings on site, such as planter boxes or planter beds with grasses, evergreen shrubs, and/or trees.
3. Submit color swatches for the exterior building materials.
4. Redesign the building elevations to show two (2) roofing treatments, such as a three-dimensional cornice and parapet meeting the code.
5. Satisfy all department review comments.

Public Comment

There have been no comments currently.

STAFF CONTACT

Amber Corbridge
acorbridge@pleasantviewcity.com
801-782-8529 Ext: 466

ATTACHMENTS

- 1) Vicinity Map
- 2) Staff Review Comments and Redlined Plans

ATTACHMENT 1) Vicinity Map



ATTACHMENT 2) STAFF REVIEW COMMENTS AND REDLINED PLANS



MEMORANDUM

To: Pleasant View City

From: Dana Q. Shuler, P.E.
City Engineer's Office
Jones & Associates Consulting Engineers

RE: **Site Plan Review**
2721 N. Rulon White (Derrick Oman)

Date: April 15, 2022

Our office has completed a review of the submittal received by us on March 23, 2022. We offer the following comments:

New comments in red.

SITE PLAN REVIEW

For the purposes of the Site Plan review, we offer the following comments:

1. Storm Water/Low Impact Development -
 - a. Provide Storm Water Quality Report –**See one remaining comment on attached report.**
 - b. Owner-executed Long-Term Storm Water Management Agreement is required for all retention/LID measures prior to final approval.
2. ~~18.43.260 – show pedestrian routes and bicycle parking; show ADA accessibility; need accessible route from sidewalk to each building. Standard not met. Refer to comments on plans and ordinance paragraphs B.1, B.3, and B.5. (review item shifted to City Planner)~~
3. ~~18.43.280 – provide landscaping plan (review item shifted to City Planner)~~
4. See redlined plans for additional comments. (minor)


No work may commence on the site until:

1. Plans are approved;
2. A preconstruction meeting is held;
3. Pleasant View City Storm Water Construction Activity Permit, including SWPPP and NOI, is submitted;
4. Pleasant View City Storm Sewer Connection Permit is submitted, if applicable; and
5. Long-Term Storm Water Management Agreement, including completed attachments, is submitted.

6080 Fashion Point Dr. • South Ogden, Utah 84403 • (801) 476-9767 • www.jonescivil.com

RIDGELINE DESIGN ARCHITECTS

708 EAST 5550 SOUTH #20
SALT LAKE CITY, UTAH 84119
PHONE: 801-392-6882 FAX: 801-471-1914
www.ridgeline-design.com



STAMP

DATE: 6/25/2022
VERSION:

OFFICE / WAREHOUSE
2221 NORTH RULON WHITE BLVD
PLEASANT VIEW, UTAH

PROJECT NO:
2130

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-201

1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

Include three dimensional cornice elements and min 3' tall parapet.

Provide sample colors and materials.

Include three dimensional cornice elements and min 3' tall parapet.

Provide sample colors and materials.

C:\Projects\Ridgeline\Projects\2021\RL PROJ\2130\Office Warehouse\Derrick Oman\Office Warehouse Building DO 1.rvt



Planning Commission Staff Report

AGENDA
ITEM
#4

Amending Pleasant View Code § 18.04 and Allowable Zones

Consolidated Definition for Assisted Living Facility; and
Consideration of Allowable Zones for Newly Defined Use

June 2, 2022

BASIC INFORMATION

Applicant: City Administration

PROPOSAL

Pleasant View City is currently evaluating Assisted Living Facility and Nursing Home/Elderly Housing facilities within city limits. City Code currently includes four definitions for Assisted Living Facilities:

1. Assisted Living Facility;
2. Nursing Home;
3. Residential Facility for Elderly Person; and
4. Retirement Home.

The number of definitions included in current code create confusion, especially as allowable uses vary from zone to zone depending on the definition title. In reviewing and researching options, staff is recommending a shift in the approach to this to improve clarity within the existing code. This recommendation also shifts to recognizing the size and footprint of the allowable use in determining the appropriateness of zoning allowances and locations.

This proposed shift includes the following three definitions proposed to replace the existing four definitions as follows:

Assisted Living Facility (Large)

A residential facility that includes any of the following functions and purposes: nursing assisted living facility; retirement home; hospice and respite care facility; or rehabilitation facility. A residential facility, occupied by seventeen (17) or more individuals, licensed by the State of Utah that provides healthcare and assistance with activities of daily living and social care as defined in Utah Code Section 26-21-2 or its successor.

Assisted Living Facility (Small)

A residential facility that includes any of the following functions and purposes: nursing assisted living facility; retirement home; hospice and respite care facility; or

rehabilitation facility. A residential facility, occupied by six (6) to sixteen (16) individuals, licensed by the State of Utah that provides healthcare and assistance with activities of daily living and social care as defined in Utah Code Section 26-21-2 or its successor.

Assisted Living Facility (Limited Capacity)

A residential facility that includes any of the following functions and purposes: nursing assisted living facility; retirement home; hospice and respite care facility; or rehabilitation facility. A residential facility, occupied by two (2) to five (5) individuals, licensed by the State of Utah that provides healthcare and assistance with activities of daily living and social care as defined in Utah Code Section 26-21-2 or its successor.

This proposal also addresses defined zoning where the new definitions would be allowable as a conditional use (included in the table below). Prior discussions included some uses as conditional and allowable, but again to ease implementation and ordinance clarity of uses relative to assisted living facilities, the recommendation is to have all of these as conditional uses, requiring consideration of impacts to neighboring properties in any of the zones where permitted.

Proposal for Consideration									
Zones Permitting Assisted Living Facilities as Conditional Uses									
Use	Commercial		Planned Commercial			Manufacturing	Residential		Agricultural
	C-1	C-2	CP-1	CP-2	CP-3	MCM	RE-15	RE-20	A-5
Assisted Living Facility (Large, 17+)				X	X	X			
Assisted Living Facility (Small, 6-16)			X	X	X	X			
Assisted Living Facility (Limited Capacity, 2-5)			X	X	X	X	X	X	X

As part of this process, the discussion has expanded to possible modifications of existing allowances and removal of this as a Conditional Use in C-1 & C-2 Zones, as these areas are anticipated to serve as the primary commercial corridor for Pleasant View. The General Plan specifically identifies areas in the city that are preferred locations for commercial development, including 2700 North, 600 West and along US-89.

STAFF REVIEW

The proposed removal of Assisted Living Facility as an allowable use in C-1 and C-2 Zones is consistent with the General Plan.

Assisted living uses are currently permitted in RE-15, RE-20, A-5 and MCM. This proposed ordinance further clarifies this use in these zones.

Both uses are currently allowable as a Conditional Use in the Manufacturing/Commercial Mix Zone (MCM) with no proposed changes or modifications to this under current consideration.

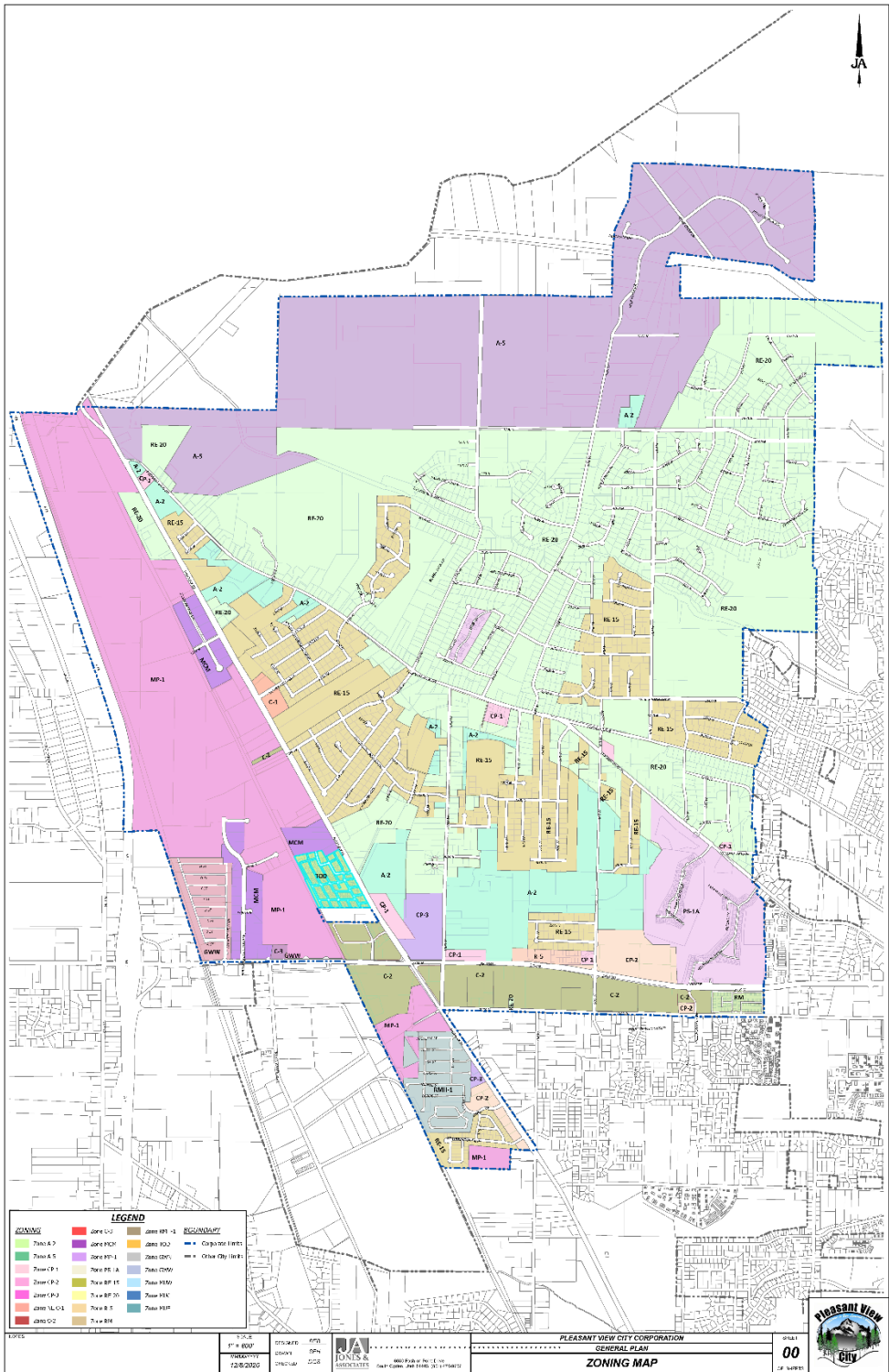
STAFF CONTACT

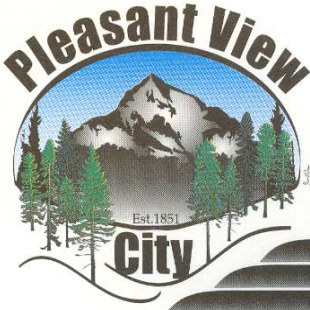
Amy Mabey
amabey@pleasantviewcity.com
801-782-8529

ATTACHMENTS

- 1) Zoning Map

ATTACHMENT 1) Zoning Map





520 W. Elberta Dr.
Pleasant View, Ut 84414
Main Office (801) 782-8529
Police Dept. (801) 782-6736

PUBLIC HEARING NOTICES

Notice is hereby given that the Planning Commission of Pleasant View City will hold a public hearing on Thursday, June 2, 2022 in the city office located at 520 West Elberta Drive beginning at 6:00 PM to consider the following:

Amending definitions in the Pleasant View City Code § 18.04.065 Assisted Living Facility, § 18.04.442 Nursing Home, § 18.04.464 Residential Facility for Elderly Person, and § 18.04.467 Retirement Home – and consolidating these definitions to Assisted Living Facility (Large), Assisted Living Facility (Small) and Assisted Living Facility (Limited Capacity).

Assisted Living Facility (Large)

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This proposal also includes zoning modifications to allow:

- **Assisted Living Facility (Large)** as a Conditional Use in CP-2, CP-3 and MCM Zones;
- **Assisted Living Facility (Small)** as a Conditional Use in CP-1, CP-2, CP-3 and MCM Zones; and
- **Assisted Living Facility (Limited Capacity)** as a Conditional Use in RE-15, RE-20, A-5, CP-1, CP-2, CP-3 and MCM Zones.

The city encourages if anyone has any comments, questions or concerns to please contact the city office at 801-782-8529. If there are objections, please contact the City in writing to the above address within 10 days after this public hearing. Those objections will be filed with the City Council.

Amber Corbridge
Planning and Zoning Administrator

Dated this 20th day of May 2022