

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, May 5, 2022 at 6:00 PM.**

**AGENDA**

**6:00 PM Call to Order**

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

**COMMON CONSENT**

- 1. Conditional Use Permit to allow an Attached Accessory Apartment for the owner-occupied single-family dwelling at 365 W 3925 N

**ADMINISTRATIVE**

- 2. **Discussion/Decision:** Site Plan for Office/Storage Space at 2647 N 1000 W
- 3. **Discussion/Decision:** Consider Preliminary Subdivision Plat Approval for Boyer Pleasant View containing two (2) lots on 20.17 acres at approximately 3155 N HWY 89 in the MP-1 Zone.

**LEGISLATIVE**

**Public Hearings**

- 4. **Discussion/Decision:** Consider amending the Pleasant View Municipal Code Chapter 18.66 Attached Accessory Apartments Ordinance by adding "Attached Accessory Apartments (AAA)" to the permitted uses in each chapter namely sections 18.09 (RE-20 Zone), 18.10 (RE-15 Zone), 18.16 (A-2 Zone) and 18.18 (A-5 Zone) and obtain an AAA permit reviewed and issued by staff.
- 5. **Discussion/Decision:** Consider amending the Pleasant View Municipal Code Chapter 18.42 – Supplementary Use Regulations Ordinance by allowing existing storage facilities outside the location limitations to expand until December 31, 2022, to the section 18.42.015 "Storage Facilities, Special Regulations".
- 6. **Discussion/Decision:** Consider amending the Pleasant View Municipal Code Chapter 18.09 and 18.10 – Single Family Residential Zones to add a provision allowing accessory structures or detached garages to be placed within the side yard setback, provided the lot fronts a cul-de-sac and meets standards.

7. **Discussion/Decision:** Consider amending the Pleasant View Municipal Code Chapter 18.18-Agriculture Zone (A-5) Ordinance by removing 'Residential facility for persons with a disability' and 'Residential facility for elderly persons' from the list of uses allowed in that zone.

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

Dated this

/April 28, 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

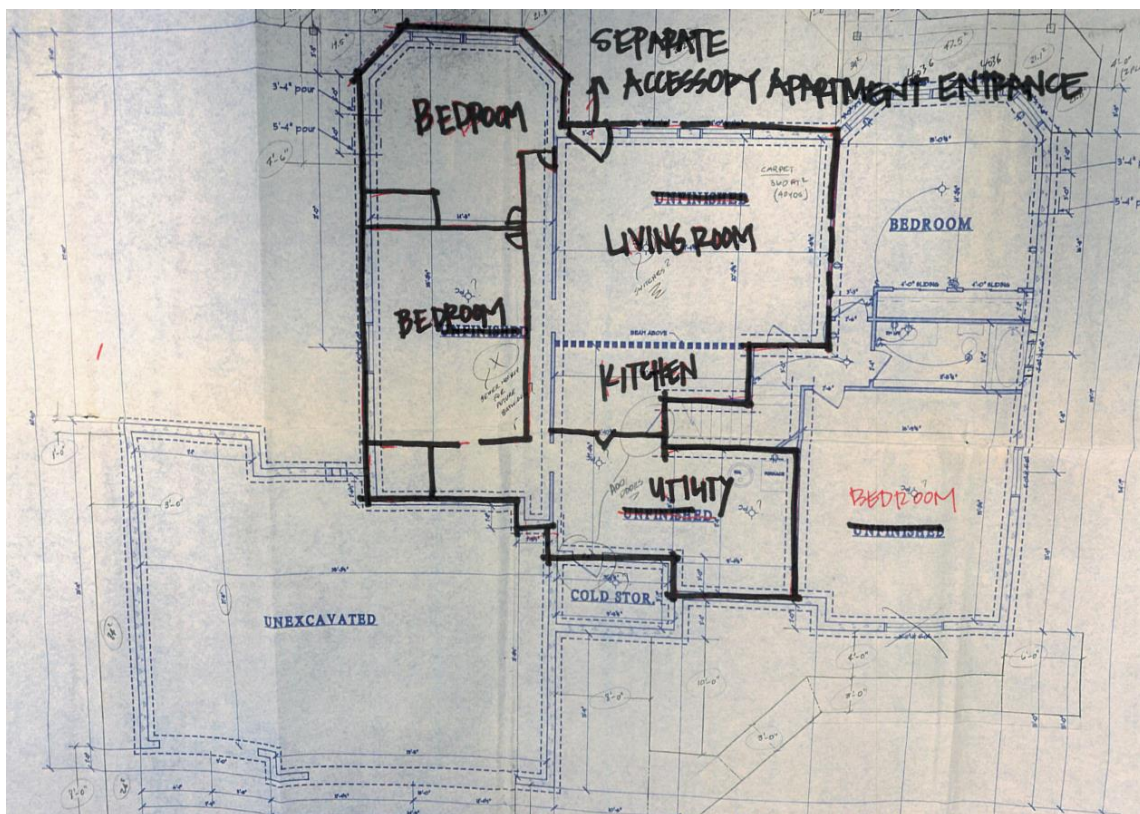
## Attached Accessory Apartment – Conditional Use May 5, 2022

### BASIC INFORMATION

**Applicant:** Gavin Garside  
**Owner:** Gavin Garside  
**Location:** 365 W 3925 N

### BACKGROUND AND PROPOSAL

The applicant is applying for an Attached Accessory Apartment (AAA) incidental to the main use and is a conditional use. The AAA will be separately located in the basement living area of the main residential unit at 365 W 3925 N and have a separate rear entrance. The attached garage includes at least three (3) parking spaces, where the maximum of two (2) vehicles for the AAA will be parked. The following basement floorplan shows the area where the AAA and parking will be established:



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## FACTORS FOR CONSIDERATION

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.

*The proposed accessory apartment has minimal impacts on the community and land, as the use is within an existing owner-occupied single-family home. The proposed AAA meets the code requirements, such as having a rear entrance, a square footage between 300 square ft. and 50% of the main dwelling, and legal parking spaces for up to two (2) vehicles (see attached application with site plan)*

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## STAFF RECOMMENDATION

Staff recommends **approval** of the conditional use attached accessory apartment at 365 W 3925 N, subject to obtaining required remodel permits.

### Public Comment

*There have been no comments currently.*

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## STAFF CONTACT

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

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## ATTACHMENTS

- 1) Vicinity Map
- 2) Application

## ATTACHMENT 1) Vicinity Map

AAA at 365 W 3925 N



4/26/2022, 1:14:56 PM

Subdivisions Public

INDIAN TRAILS PH.1

INDIAN TRAILS PH.2

INDIAN TRAILS PH.3

INDIAN TRAILS PH.4

INDIAN TRAILS PH.5

WOODFIELD HEIGHTS PH.1

City Boundary

Parcels\_Weber

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

ArcGIS Web AppBuilder

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community | © 2020 HxGN Content Program, Hexagon 2021 | Cities, Towns and Counties of Utah, AGRC |



ATTACHMENT 2) Application

PLEASANT VIEW CITY  
APPLICATION FOR ATTACHED ACCESSORY APARTMENT

SUBDIVISION NAME: INDIAN TRAILS LOCATION: LOT 10 PHASE 2

ACREAGE: \_\_\_\_\_ ZONE: \_\_\_\_\_

PARCEL ID NUMBERS: 16-165-0002

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

NAME: GAVIN GARSIDE PHONE: 801 668 0034 FAX: \_\_\_\_\_

ADDRESS: 365 W. 3925 N. EMAIL: gtgarside@gmail.com

**APPLICANT/AGENT:**

NAME: GAVIN GARSIDE PHONE: 801 668 0034 FAX: \_\_\_\_\_

ADDRESS: 365 W 3925 N. EMAIL: gtgarside@gmail.com

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 fees associated with this application as stated in section 18.66.040 of the zoning ordinance.

  
\_\_\_\_\_  
Signature of Applicant/Agent

\_\_\_\_\_  
Notary

**For City Use**

DATE SUBMITTED: 4/7/2022

TAKEN BY: DM

Plat Amendment/Extension Fee: \$100.00

Date Paid 4/7/22 Amt. 100.00

Total Paid \_\_\_\_\_

Form Date: June 2017

## Affidavit

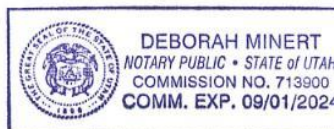
### Property Owner

I (we) GAVIN GARSIDE (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) GAVIN GARSIDE

Subscribed and sworn to me on 4/7/22 (date)

Notary Deborah Minert  
(Residing in: Weber County)  
My commission expires 9/1/24 (date)



### Agent Authorization

I(we) GAVIN GARSIDE (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) \_\_\_\_\_

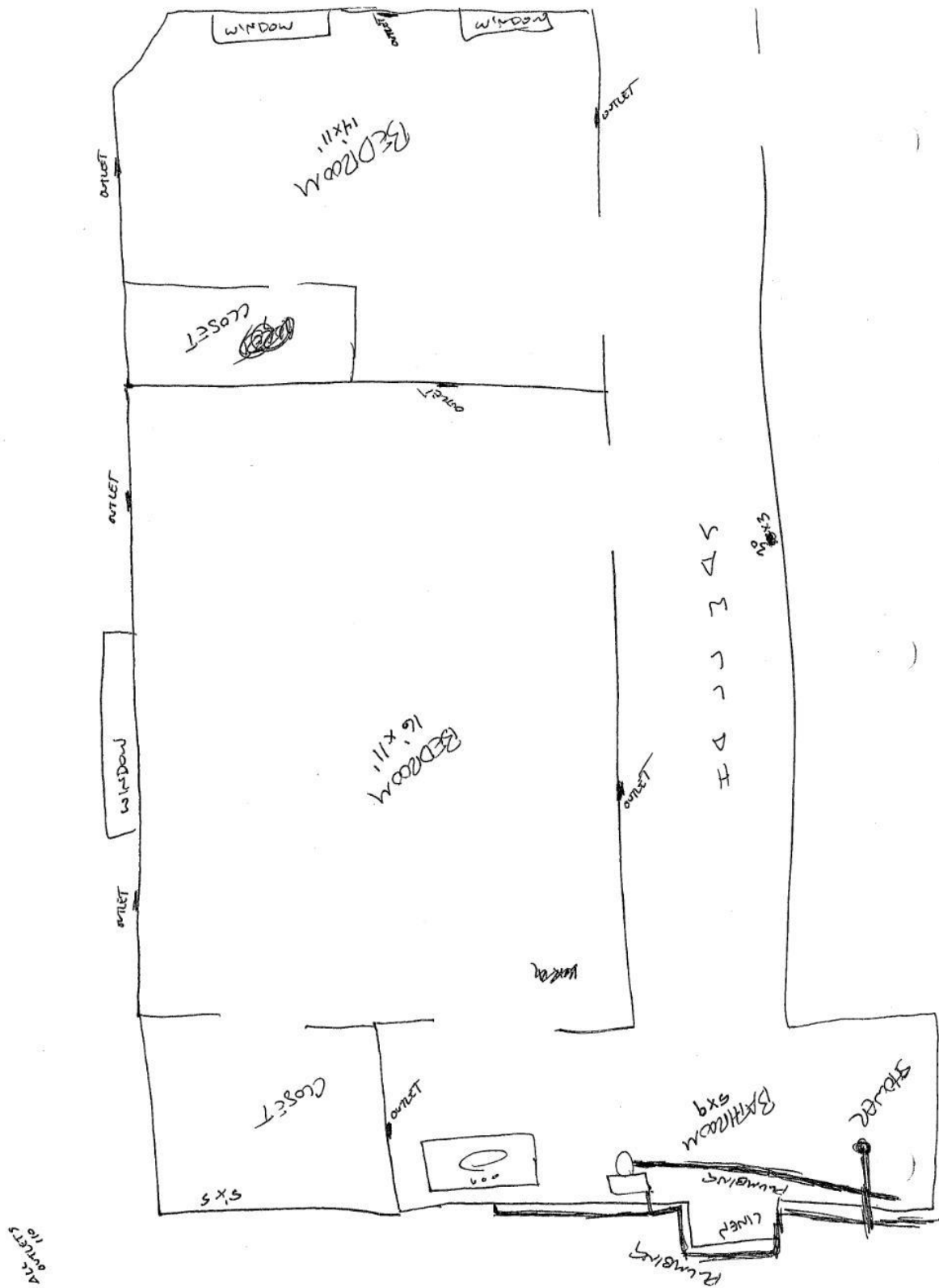
Subscribed and sworn to me on \_\_\_\_\_ (date)

Notary \_\_\_\_\_  
(Residing in: \_\_\_\_\_)  
My commission expires \_\_\_\_\_ (date)

## Attached Accessory Apartment Application Checklist

- ☒ Application completed; including names and addresses of applicant, surveyor, engineer, owner(s), affidavit of owner(s) and applicant; all signed and notarized.
- ☒ No AAA shall have a minimum area less than 300 square feet nor greater than 50% of the main dwelling.
- ☒ One additional parking space shall be required for each licensed vehicle in the AAA. All AAA parking spaces shall be located out of the front yard setback. On corner lots this requirement applies to any yard abutting a street. Tandem parking may be allowed. *2 cars*
- ☒ Exterior alterations shall compliment and blend with the home in such a way that the AAA is not apparent from the street. Separate entrances, if required, shall not be visible from the street.
- ☒ No separate sewer and water connections, addresses or mailboxes shall be allowed. Internal access between the units shall be maintained.
- ☒ AAA's may be leased from the primary occupants of the house.
- ☒ Only one AAA may be allowed per lot.
- ☒ The AAA shall not be held in separate ownership.
- ☐ A building code inspection identifying any life/safety hazards has been completed and approved.
- ☐ Site plan approval.
- ☐ Floor plan approval.
- ☐ Statement of applicant as to intention and plans for the amendment.
- ☒ Payment of fees.

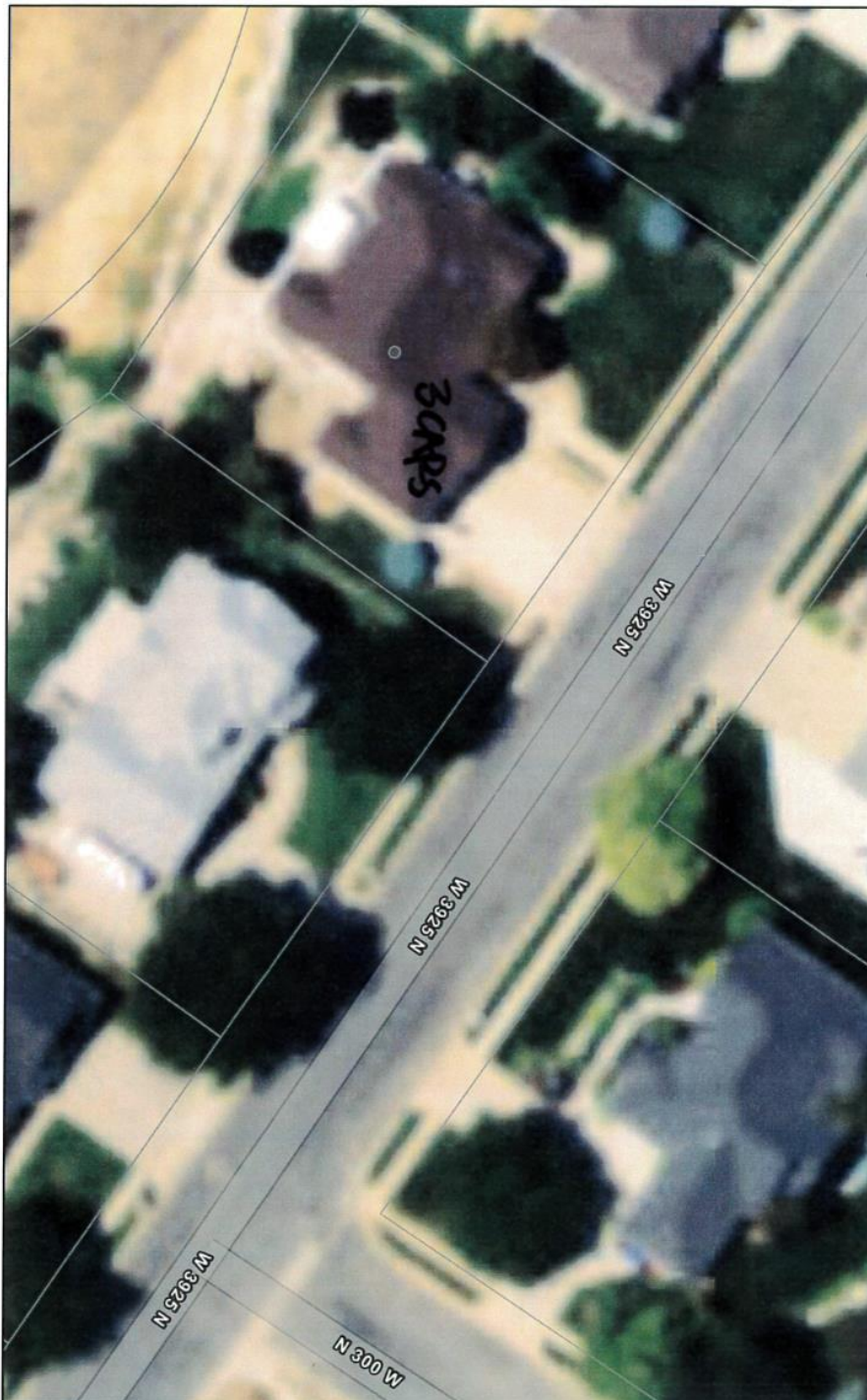








365 W 3925 N



4/7/2022, 3:48:07 PM

City Boundary

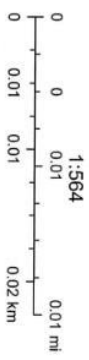
Parcels\_Weber

SITE PLAN

Cities, Towns and Counties of Utah, AGRC | Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community | Source: Esri, USDA FSA | Esri Community Maps Contributors, Utah AGRC, ©

Source: Esri, USDA FSA, Source: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ArcGIS Web AppBuilder





# Planning Commission Staff Report

AGENDA  
ITEM  
#2

## Office and Storage at 2647 N 1000 W – Site Plan May 5, 2022

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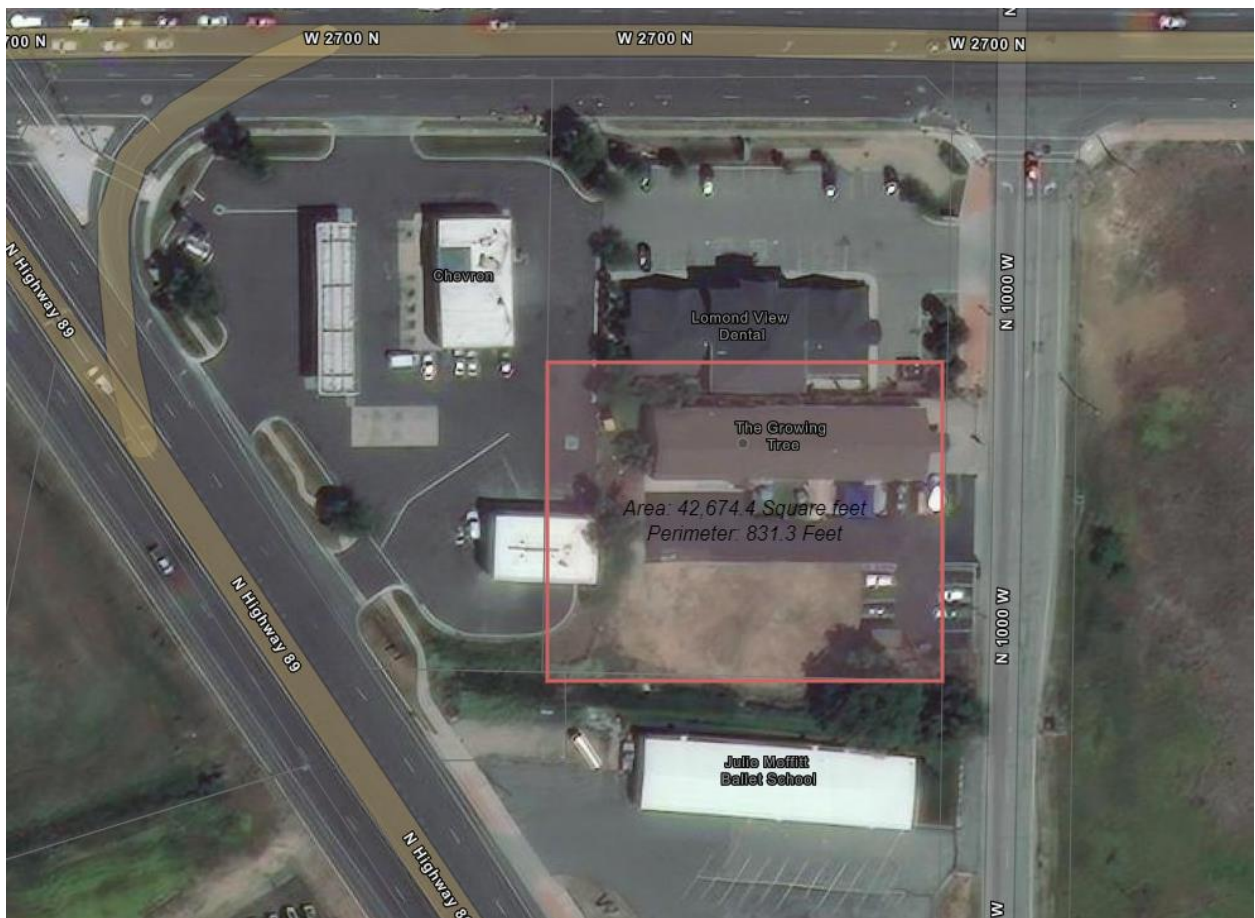
### BASIC INFORMATION

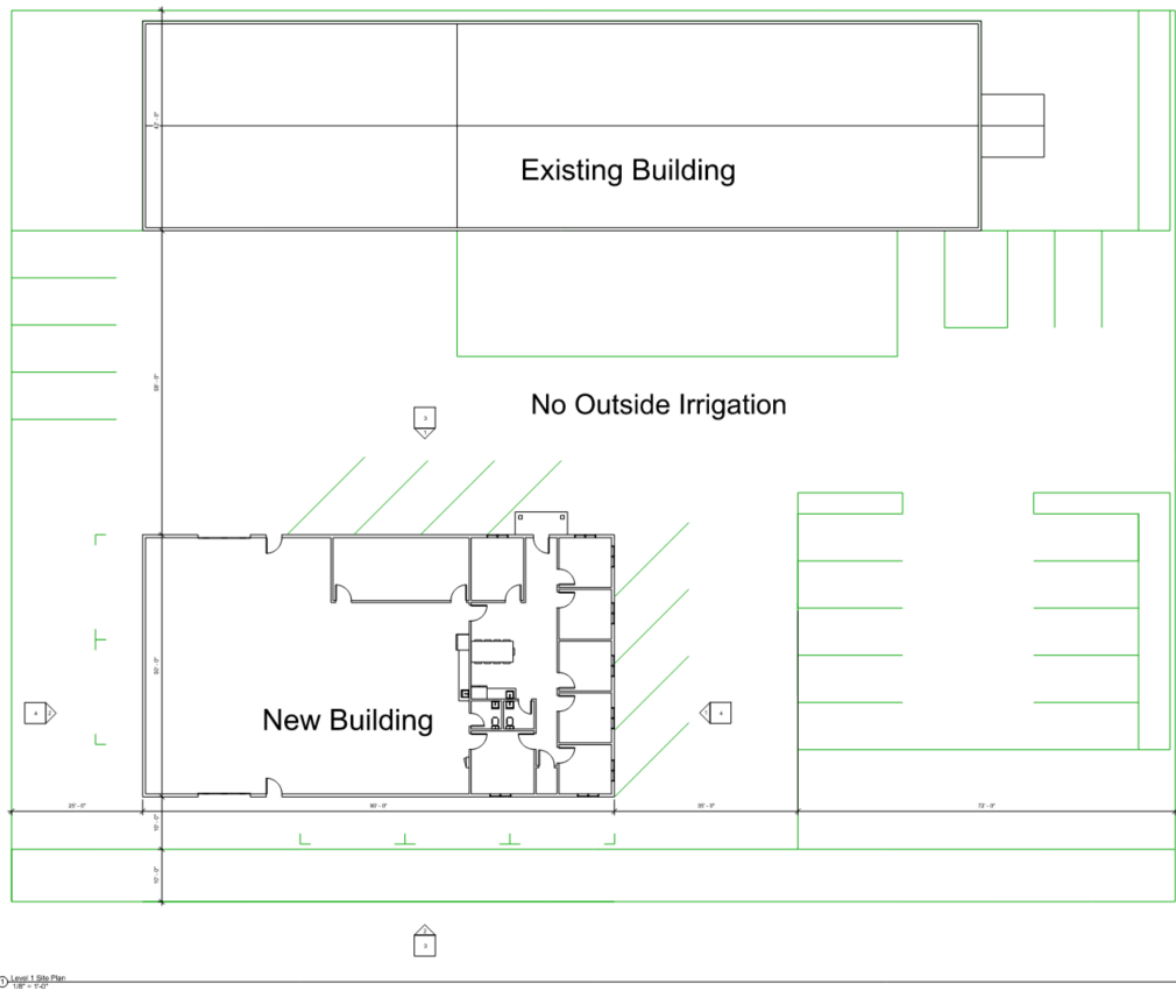
<b>Applicant:</b>	Brad Reeves
<b>Owner:</b>	Brad Reeves
<b>Location:</b>	2647 N 1000 W

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### PROPOSAL

The applicant is requesting site plan approval of a steel commercial office and storage building at 2647 N 1000 W, in the C-2 Zone. The steel building will be placed on a site with an existing stucco commercial building and parking lot, as shown in the aerial and site plan below:





The applicant is requesting no landscaping, as the culinary provider, Bona Vista, stated they will not provide outside irrigation.

## 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 of the following staff correction comments (see attached redline plans for reference):*

*1. Landscaping*

- a. A landscape plan is required for review. The landscape plan will need to include plant materials meeting the minimum requirements, including street trees. The landscaped area facing the street will need to include a 2 ½ ft. berm. At least 15% of the site shall be landscaped. The site plan states the site has no outside irrigation; however, the code (18.27.030) requires the site to have secondary water and permanent irrigation. The applicant will be required to obtain secondary water and meet the landscaping requirements. Staff suggests the applicant install water efficient landscaping plants with ground covers and a drip irrigation system.*

*2. Dumpster and Enclosure*

- a. The dumpster and enclosure are not included on the site plan. The applicant will need to ensure the site plan includes the dumpster location and drawings of the enclosure. The enclosure is required to meet three sides with solid concrete or masonry walls, which architecturally relate to the main building and be placed out of setbacks.*

*3. Parking*

- a. The parking stall dimensions need to be provided on the site plan and include an ADA parking space and aisle.*

*4. Building Compatibility*

- a. The proposed new structure should be compatible (18.43.230) with the existing stucco office building (see attached Existing Building Images).*
- b. Entrance. The building shall be oriented to have at least one primary entrance facing the street or circulation area (18.43.320).*
- c. Meet building design treatments, materials, and colors of the code (18.43.340, 18.43.370, and 18.43.380). Staff recommends the new building meet the same design treatments (entrance features), materials, and colors of the existing neutral colored stucco/stone building on the property for the front and side facades.*

- d. *The rear façade may have metal as it is out of the general public view (18.43.370).*
- e. *The roof overhangs on the front are required to be at least 3' beyond the supporting walls.*

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

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### Staff Recommendation

Staff recommends **approval** of the Reeves site plan and building elevations at 2647 N 1000 W, with the following conditions and corrections:

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.

### Public Comment

*There have been no comments currently.*

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### STAFF CONTACT

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

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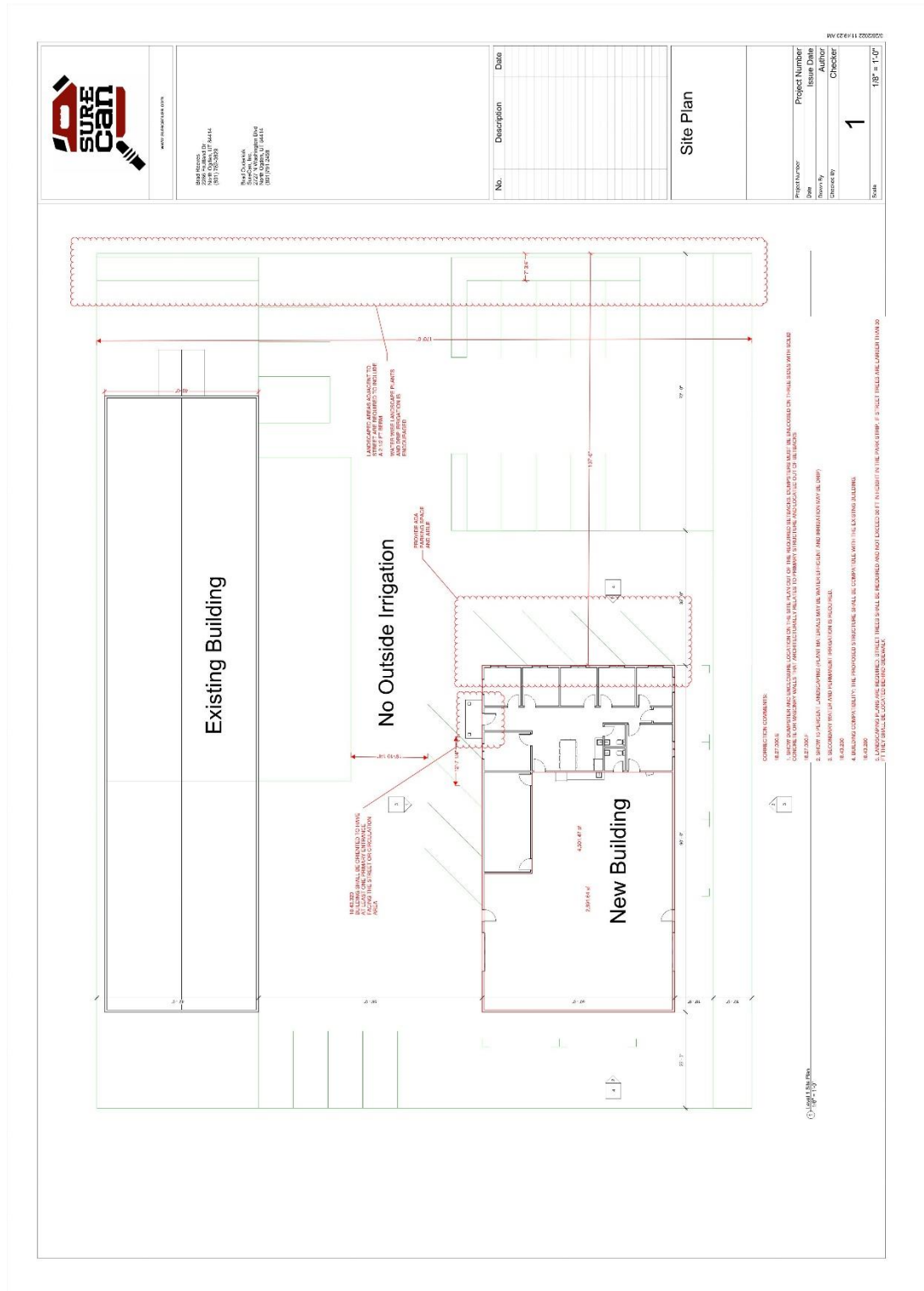
### ATTACHMENTS

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

## ATTACHMENT 1) Vicinity Map



## ATTACHMENT 2) REDLINED SITE AND BUILDING PLANS



DRAWING NOTES		BEEHIVE BUILDINGS BRAD REEVES BUILDING																			
<p>DESIGN CODE: 2015 IBC.</p> <p>USE GROUP: U</p> <p>CONSTRUCTION TYPE VB</p> <p>DESIGN CATEGORY: RISK CATEGORY II</p> <p>SEISMIC CRITERIA:</p> <p>DESIGN CATEGORY D</p> <p>SOIL SITE CLASS D (ASSUMED)</p> <p><math>R = 2.5</math> (LIGHT-FRAME WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS)</p> <p><math>SS = 1.5g</math>, <math>S1 = 0.54g</math>, <math>SDS = 1.02g</math>, <math>SD1 = 0.54g</math></p> <p>ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE</p> <p>BASE SHEAR = 15,406 LBS</p> <p>WIND LOAD:</p> <p>ULTIMATE WIND DESIGN SPEED: 115 MPH 3 SEC. GUST</p> <p>TERRAIN EXPOSURE C</p> <p>FROST DEPTH: 36 IN</p> <p>SITE ELEVATION: 4310 FT</p> <p>SNOW LOAD:</p> <p>GROUND SNOW LOAD: 37 PSF</p> <p>ROOF DESIGN SNOW LOAD: 30 PSF MAIN; 43 PSF PORCH</p> <p>DEAD LOADS:</p> <p>ROOF: 5 PSF</p> <p>WALLS: 4 PSF</p> <p>ROOF LIVE LOAD: 20 PSF</p> <p>CONCRETE FOUNDATION NOTES:</p> <p>1. 28 DAY STRENGTH (FCI) W/ NORMAL 145 PCF DENSITY:</p> <p>1.1. FOOTINGS: 3000 PSI</p> <p>1.2. SLABS ON GRADE: 3000 PSI REQ'D, 3500 PSI RECOMMEND</p> <p>2. ALL SLABS: PROVIDE A MIN. THICKNESS OF 4" W/ 4" DEEP MIN. CRUSHED GRAVEL BASE.</p> <p>3. CONTRACTION/CONTROL JOINTS SHALL BE INSTALLED IN SLABS ON GRADE SO THE LENGTH TO WIDTH RATIO OF THE SLAB IS NO MORE THAN 1.5:1. CONTROL JOINT SPACING SHALL NOT EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION, UNLESS OTHERWISE NOTED.</p> <p>4. CONTROL JOINTS SHALL BE COMPLETED WITHIN 6-18 HOURS OF CONCRETE PLACEMENT.</p> <p>5. CONTROL JOINTS SHALL BE TOOLED OR SAWED TO THE GREATER DEPTH OF 1" DEEP OR 1/4 THICKNESS OF CONCRETE SLAB.</p> <p>SOILS AND EXCAVATION:</p> <p>6. NO SOILS REPORT PROVIDED - STABLE SOIL CHARACTERISTICS ASSUMED. ALL DESIGN WAS BASED ON STABLE SOIL CHARACTERISTICS. GEOTECHNICAL HAZARDS FOUND ON OR AROUND THE SITE, INCLUDING EXPANSIVE CLAYS, OR SOILS FOUND AT THE SITE WHILE EXCAVATION OCCURS WHICH DIFFERS FROM THOSE ASSUMED SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND ENGINEER.</p> <p>7. ALLOWABLE BEARING PRESSURE: 1500 PSF</p> <p>8. NATIVE MATERIAL SURROUNDING FOOTING TO BE DISTURBED MINIMALLY DURING EXCAVATION.</p> <p>9. FOOTINGS SHALL BE PLACED ENTIRELY IN UNDISTURBED NATIVE SOILS OR STRUCTURAL FILL WHICH IS BEARING ON UNDISTURBED NATIVE SOILS AND IS COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY.</p> <p>GENERAL:</p> <p>10. PLEASE REFER TO THE STRUCTURAL CALCULATIONS FOR ALL SPECIFICATIONS AND DESIGN CRITERIA NOT LISTED HERE. WHERE DETAILS ARE NOT SPECIFIED, TYPICAL DETAILS AS SPECIFIED ON PLANS AND ON THE STRUCTURAL DETAILS SHEET SHALL APPLY.</p> <p>11. FOR SPECIFICATIONS NOT SHOWN REFER TO THE IBC.</p>																					
<p><b>BUILDING INFORMATION</b></p> <p>SITE INFORMATION:</p> <p>ADDRESS: 2647 N. 1000 W. PLEASANT VIEW, UTAH</p> <p>BUILDING INFORMATION:</p> <p>DIMENSIONS: 50' x 90'</p> <p>TOTAL SQUARE FOOTAGE: 4500 S.F.</p> <p>PORCH: 36 SF</p>		<p><b>CONTRACTOR</b></p> <p>BEEHIVE BUILDINGS</p> <p>CONTACT: GARRETT NICHOLS GARRETT@BEEHIVEBUILDINGS.COM PHONE: 801-529-4222</p> <p><b>DRAFTING &amp; ENGINEERING</b></p> <p>MOUNTAIN POINT ENGINEERING</p> <p>CONTACT: DEREK LLOYD DEREK@MOUNTAINPONENTENGINEERING.COM PHONE: 801-450-5332</p> <p><b>DRAWING INDEX</b></p> <table border="1"> <thead> <tr> <th>SHEET</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>00</td> <td>COVER SHEET</td> </tr> <tr> <td>01</td> <td>FOUNDATION PLAN</td> </tr> <tr> <td>02</td> <td>FLOOR PLAN</td> </tr> <tr> <td>03</td> <td>ROOF PLAN</td> </tr> <tr> <td>04</td> <td>ELEVATIONS</td> </tr> <tr> <td>05</td> <td>GRT PLAN</td> </tr> <tr> <td>06</td> <td>PANEL LAYOUT</td> </tr> <tr> <td>07-09</td> <td>DETAIL SHEETS</td> </tr> </tbody> </table>		SHEET	DESCRIPTION	00	COVER SHEET	01	FOUNDATION PLAN	02	FLOOR PLAN	03	ROOF PLAN	04	ELEVATIONS	05	GRT PLAN	06	PANEL LAYOUT	07-09	DETAIL SHEETS
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<p><b>ENGINEER STAMP</b></p> <p>DATE: 03/23/2022</p>		<p><b>ENGINEER STAMP</b></p> <p>DATE: 03/23/2022</p>																			

ELEVATIONS	
<p>18.43.320 NEEDS A PRIMARY ENTRANCE FACING THE STREET LIKE THE EXISTING BUILDING ON THE PROPERTY (SEE IMAGE TO THE LEFT)</p> <p>18.43.340 AND 18.43.370 AND 18.43.380 MEET BUILDING DESIGN TREATMENTS, MATERIALS AND COLORS</p> <p>STAFF RECOMMENDS USING THE SAME BUILDING MATERIALS AND COLORS AS THE EXISTING BUILDING ON THE PROPERTY WHICH HAS STUCCO, STONE, NEUTRALS.</p> <p>18.43.390 ROOF OVERHANGS ARE REQUIRED TO EXTEND AT LEAST 3 FEET BEYOND SUPPORTING WALLS</p> <p>18.43.370 SIDE AND REAR FACING METAL FACADES MAY ONLY BE USED IN AREAS NOT ABUTTING HIGHWAYS AND WHERE OUT OF THE GENERAL PUBLIC VIEW</p>	
<p>GABLE END ELEVATION - EAST</p>	<p>SIDE ELEVATION - NORTH</p>
<p>GABLE END ELEVATION - WEST</p>	<p>SIDE ELEVATION - SOUTH</p>
<p><b>BRAD REEVES BUILDING</b> PLEASANT VIEW, UTAH</p> <p>PROJECT: B290</p> <p>SCALE: 3/32" = 1'-0"</p> <p>DATE: 03/23/2022</p> <p>SHEET: 04</p>	



**ATTACHMENT 3) EXISTING BUILDING IMAGES**





# Planning Commission Staff Report

AGENDA  
ITEM  
#3

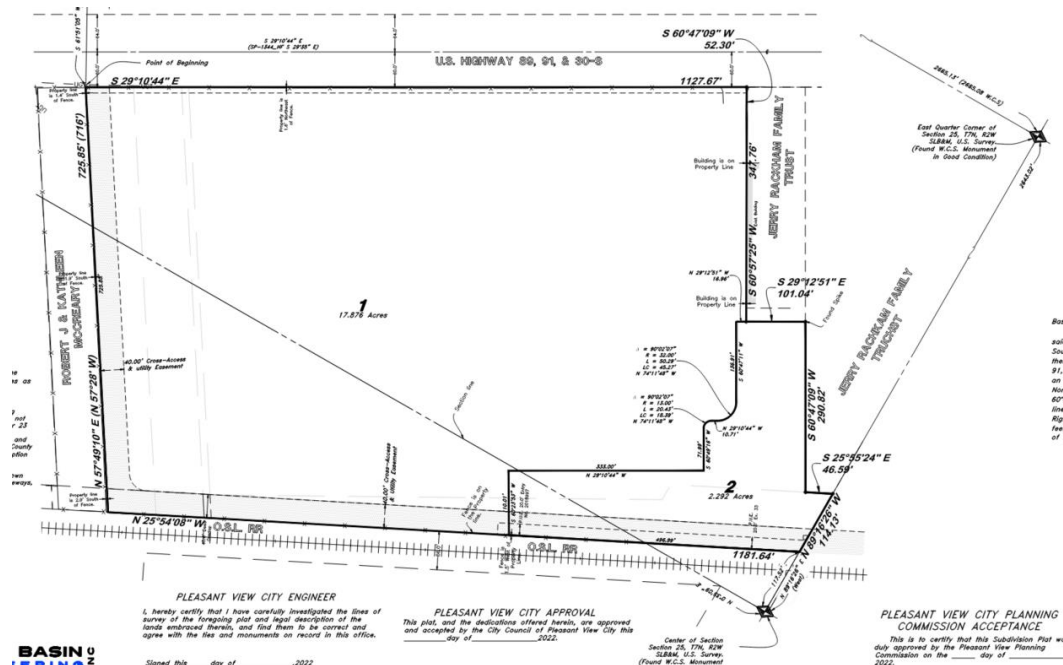
## Boyer Pleasant View Preliminary Subdivision May 5, 2022

### BASIC INFORMATION

<b>Application Number:</b>	SBD 22.06
<b>Applicant:</b>	Cameron Cook
<b>Owner:</b>	Bailey Properties
<b>Acreage:</b>	20.17
<b>Lots:</b>	2
<b>Location:</b>	Approximately 3205 N HWY 89
<b>Current Zoning District:</b>	MP-1

### PROPOSAL AND BACKGROUND

The applicant is proposing to create a subdivision for the new Boyer Pleasant View Warehouse off HWY 89. The subdivision will contain two (2) lots, one main lot having 17.9 acres and the second lot having 2.3 acres. Lot 1 has street frontage along HWY 89, and Lot 2 does not have street frontage, due to being platted for a detention pond, as shown in the attached site plan for the proposed building. The detention pond will be dedicated to the city as part of the proposal, as the pond provides detention storage for upstream development. The plat includes a 40' cross-access and utility easement.



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## FACTORS FOR CONSIDERATION

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.

### STAFF COMMENTS

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

*Although, the ordinance (17.18.030) states that subdivision lots shall abut on a dedicated street or private street, the city review and standards allow the lot "2" on the proposed plat to not have dedicated street frontage, as this lot is used for a city dedicated detention pond, only. The plat will need to be corrected to rename lot 2 to "Parcel A" and dedicate to the city.*

*The easement requirements are satisfied with the plat for the site plan review and staff recommends the proposed subdivision be approved and recorded prior to site plan approval for the new warehouse. If the applicant desires site plan approval prior to subdivision approval, an easement recording will be required by separate instrument.*

*The ordinance (17.20.010) requires street trees (tree species approved by staff) and a six foot (6') tall solid fence shall be installed along the rear property line.*

*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.*

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## STAFF RECOMMENDATION

Staff recommends **approval** of the preliminary subdivision Boyer Pleasant View at 3205 N HWY 89, subject to the following:

1. Record plat prior to Site Plan approval of the Boyer Pleasant View Warehouse or record the required easement by separate instrument for the site plan approval.
2. Install a 6' tall solid fence along the rear property line.
3. Include street trees on the landscaping plan for the site plan review.
4. Satisfy all department staff requirements.

## Public Comment

*There have been no comments currently.*

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## STAFF CONTACT

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

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## ATTACHMENTS

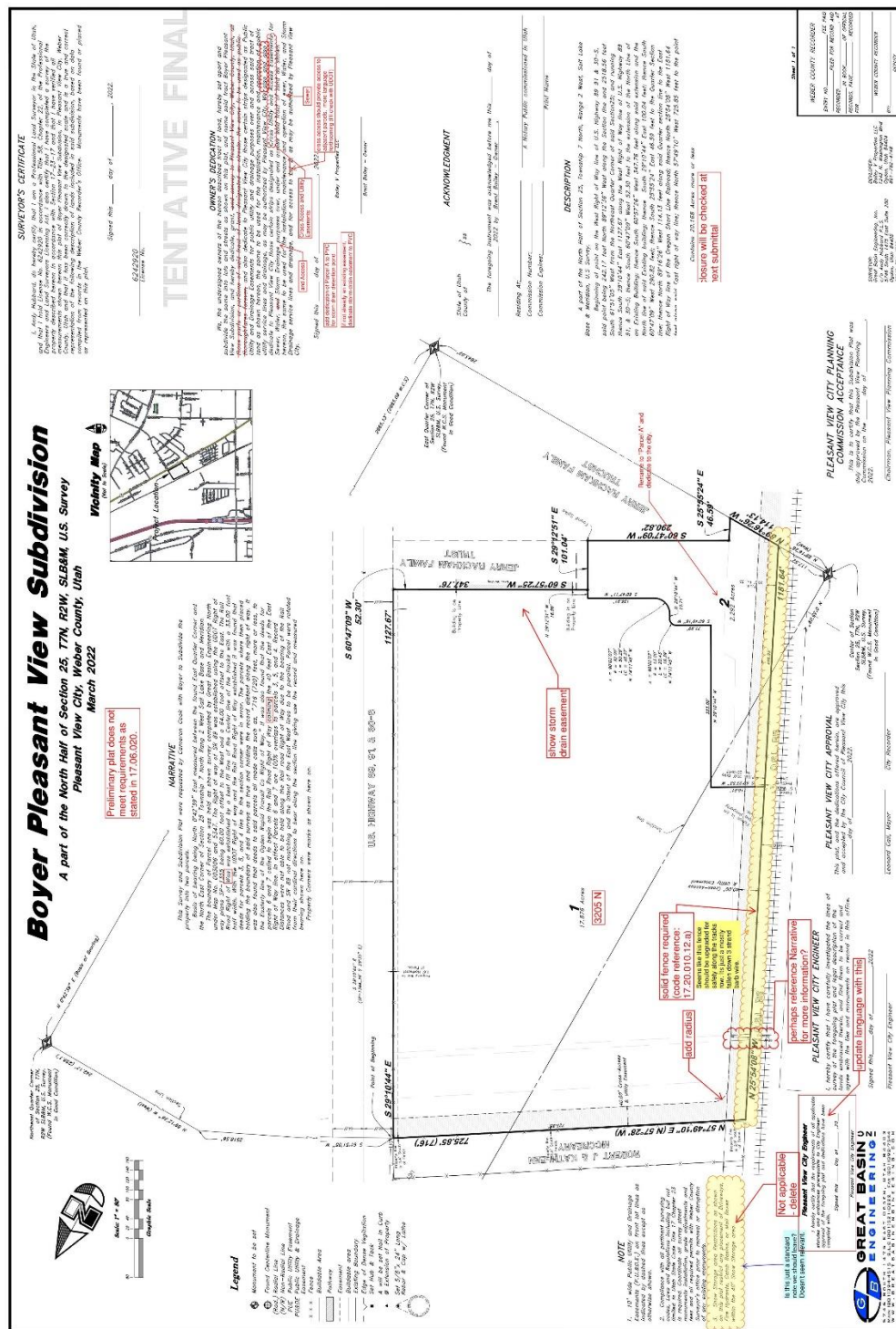
- 1) Vicinity Map
- 2) Staff Review Comments and Redlines



## ATTACHMENT 1) Vicinity Map









# Planning Commission Staff Report

AGENDA  
ITEM  
#4

## Public Hearing – Consideration of Amending 18.66 Attached Accessory Apartments to Allow as a Permitted Use Incidental to an Owner-Occupied Single-Family Dwelling May 5, 2022

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### PROPOSAL

Attached Accessory Apartments (AAA), or self-contained apartment part of or an addition to an existing single-family dwelling, are conditional uses in agricultural and single-family residential zones and leased by the owner living in the single-family dwelling. This proposal is to add AAA as a permitted use in the agricultural and single-family residential zones, where an application is made to obtain a AAA permit, reviewed and issued by staff.

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### FACTORS FOR CONSIDERATION

The Planning Commission considers if the proposed ordinance amendment is in the best interest of the city and meets the goals and objectives of the General Plan.

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

### STAFF COMMENTS

*The proposed ordinance amendment will allow for AAA to go through a simple staff review, consideration, approval and permitting. Planning Commission review for AAA as a conditional use may not be necessary, because AAA have minimal impacts to the neighborhood and any negative impacts are mitigated by AAA following the code design standards, such as size, separate entrance and location, and legal parking. The single-family dwelling for an AAA will still need to meet the owner-occupancy requirement. The applicant is also required to go through a review and approval process.*

*Parking and noise associated with the AAA use may be a concern of the surrounding neighborhood, and amendments to the AAA design standards for parking or number of occupants may be considered. Staff recommends maintaining the existing design standards for the apartment and parking, however limiting the number of vehicles or occupants maybe beneficial.*

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## STAFF RECOMMENDATION

Staff recommends **approval** of the ordinance amendment to allow Attached Accessory Apartments as a permitted use in each chapter namely sections 18.09 (RE-20), 18.10 (RE-15), 18.16 (A-2), and 18.18 (A-5), subject to the following:

1. Maintain the design standards of the AAA code for compliance AND/OR add a limit to the number of vehicles and/or adult occupants to two (2).
2. The applicant of an owner-occupied single-family dwelling will need to meet the review and permitting process to operate an AAA.

## Public Comment

*There have been no comments currently.*

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## STAFF CONTACT

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

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## ATTACHMENTS

- 1) Proposed Ordinance Language

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## ATTACHMENT 1) Proposed Ordinance Language

### Chapter 18.66 - Attached Accessory Apartments

**18.66.010 Definitions.** "Attached Accessory Apartment (AAA)" means a self-contained apartment, containing cooking, sleeping and sanitary facilities, that is part of or an addition to an existing single family dwelling. Such apartments may be leased from the family living in the primary dwelling which shall be the property owner. (Ord 98-1, 3/24/98)

**18.66.020 Intent.** Chapter 18.66 - Attached Accessory Apartments shall apply to Chapters; 18.09 (RE-15 Zone), 18.10 (RE-20 Zone), 18.16 (A-2 Zone) and 18.18 (A-5 Zone) only. (Ord 98-1, 3/24/98)

**18.66.030 Conditional Use. Permitted Use and Permitting Process.** Attached Accessory Apartments (AAA) shall be added to the ~~conditional~~ **permitted** uses in each Chapter namely sections 18.09.030 (F), 18.10.015 (B), 18.16.015 (1) and 18.18.030 (G) and the following will apply:

A. Attached Accessory Apartments (AAA).

1. A notarized application by the property owner shall be filed with the Pleasant View City Recorder who forwards it to the ~~Planning Commission~~ **DRC** for its consideration. A floor plan and site plan shall be submitted as part of the application. Said application shall include a deed restriction to be recorded by the Weber County Recorder after City approval that states the owner shall occupy the primary dwelling for the duration of the AAA. The statement shall also acknowledge that the AAA is temporary and only effective if the owner complies with all conditions set by Pleasant View City and remains the owner occupying the property. This deed restriction shall read as follows:

"An Attached Accessory Apartment permit was issued by Pleasant View City to \_\_\_\_\_, the current owner of the property known on the Weber County Tax Rolls as Serial Number \_\_\_\_\_, and further described as being located at \_\_\_\_\_, in Pleasant View, as of the \_\_\_\_\_ day of \_\_\_\_\_. This permit does not run with the land, and is automatically invalidated by the sale or other transfer of title to this particular parcel of land. Prospective purchasers or owners are advised that only one unit on this property may be occupied by persons other than the owner of the parcel. The owner of the property shall occupy the primary dwelling. Prospective purchasers may apply to Pleasant View City for an Attached Accessory Apartment permit. If the apartment already exists and all conditions required by the zoning continue to be met, then a new permit MAY be granted."

2. Design Standards for AAA's.

a. No AAA shall have a minimum area less than 300 square feet nor greater than 50% of the main dwelling.

b. One additional parking space shall be required for each licensed vehicle in the AAA. All AAA parking spaces shall be located out of the front yard setback. On corner lots this requirement applies to any yard abutting a street. Tandem parking may be allowed.

c. Exterior alterations shall compliment and blend with the home in such a way that the AAA is not apparent from the street. Separate entrances, if required, shall not be visible from the street.

d. No separate sewer and water connections, addresses or mailboxes shall be allowed. Internal access between the units shall be maintained.

e. AAA's may be leased from the primary occupants of the house.

f. Only one AAA may be allowed per lot.

g. The AAA shall not be held in separate ownership.

3. Each AAA shall be re-evaluated every three years. If all conditions set by the City continue to be met and the owner submits a notarized statement that he still occupies the primary dwelling, then the City shall extend the AAA permit for another 3 year period.

4. An AAA permit may be revoked at any time for failure to meet any conditions set by the permit. A notice of violation stating the nature of the complaint shall be sent to the property owner that includes a 30 day time period for compliance. If the violation is not rectified within the stated time period then a hearing shall be held with the City Council. At the conclusion of the revocation hearing, the City Council may revoke the permit, modify the conditions of the permit, or continue the hearing to acquire more information or reaffirm the use. Revocation of the permit may require that the property owner fully remove any fixtures or structures or conditions of the home or property that were installed to create the AAA all be restored to meet the definition of a single family dwelling.

5. Existing illegal accessory apartments may apply to the City Recorder as AAA. If an applicant can substantially comply with the requirements of this section then a permit may be issued. In addition to the above mentioned standards, this type of application shall also include a Building Code inspection identifying any life/safety hazards that should be corrected as a condition of approval.

6. An applicant may appeal any action by the Planning Commission pertaining to a bonafide AAA or an application for an AAA, to the City Council. An application of appeal shall be filed with the City Recorder. Such appeals shall be accompanied by a letter that states the reasons that the applicant believes the Planning Commission erred, and the reasons why the action(s) of the Planning Commission should be modified. (Ord 98-1, 3/24/98)

**18.66.040 Application Fee.** The application fee and renewal fee for an AAA conditional use permit will be set annually by the City Council. (Ord 98-1, 3/24/98)







# Planning Commission Staff Report

AGENDA  
ITEM  
#5

Public Hearing – Consideration of Amending 18.42  
Supplementary Use Regulations to Allow Existing Storage  
Facilities to Expand until December 31, 2022  
May 5, 2022

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## BASIC INFORMATION

<b>Applicant:</b>	Doug Eilertson with Wildcat Storage LLC
<b>Owner:</b>	Black Oak Design LLC
<b>Acreage:</b>	Approximately 1.5 acres
<b>Parcels:</b>	17-066-0092 and 17-066-0104
<b>Location:</b>	945 W 2550 N
<b>Current Zoning District:</b>	<b>C-2</b>

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## BACKGROUND AND PROPOSAL

The applicant is requesting an ordinance amendment in order to expand Wildcat Storage, as the facility is not able to provide more units to the community. The applicant states there is a need for more storage with Pleasant View City growth and development (see attached application request). They would like to use the property to the south for their expansion, which faces 2500 N.

This request includes allowing the existing Wildcat Storage facility to expand until December 31, 2022, and to the rear of the property on 2500 N. The proposed amendment language states the expansion of existing facilities may occur if the following conditions are met: 1) if located out of the area north of the Parkland Business Park (approximately 2800 N) and west of the railroad line may expand until that proposed date December 31, 2022, and 2) not located on a lot fronting 2700 N (see attached proposed language)



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## FACTORS FOR CONSIDERATION

The Planning Commission considers if the proposed ordinance amendment is in the best interest of the city and meets the goals and objectives of the General Plan.

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

## STAFF COMMENTS

*The General Plan and Future Land Use Map (see attached) show the property in question being zoned C-2, General Commercial, for the purpose of having proximity to shopping, and maximize property development opportunities for property owners to develop retail, office plazas, and other non-residential uses that thrive in areas close to the freeway access. According to the code (18.27.060) “self-storage” facilities are a conditional use in the C-2 Zone. These uses are also limited and regulated by 18.42 Supplementary Use Regulations, which state that storage facilities may only be located in the area north of the Parkland Business Park and west of the Railroad line. The area allowed for this conditional use is mapped below:*





This area shown above is best suited for storage facilities. In the best interest of the city, the new proposed ordinance would still limit new storage facilities to this area of the city. Any proposed expansions of existing storage facilities out of this area would not be allowed starting January 1, 2023.

Additionally, due to the proposed use of storage units being a conditional use in the C-2 Zone, staff would recommend the request for this ordinance change go through, and the proposed expansion will be reviewed as a conditional use meeting the requirements of this proposed code and other applicable codes. The expansion will need to obtain conditional use approval, site and construction plan approval, and permits prior to the deadline of December 31, 2022.



To clarify the code, staff also recommends amending the C-2 Zone to change storage units from a conditional use to not allowed.

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## STAFF RECOMMENDATION

Staff recommends **approval** of the ordinance amendment to allow the expansion of existing storage facilities outside the location limitations until December 31, 2022, with the following conditions:

1. The review for the expansion of this storage facility will need to go through Planning Commission for a conditional use permit, where a site plan and building elevations will be reviewed for material compatibility, screening, layout and design.
2. The permits for the expansion will need to be issued by December 31, 2022.
3. Amend 18.27.060 to change the storage units from conditional uses to not allowed.

## Public Comment

*There have been no comments currently.*

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## STAFF CONTACT

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

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## ATTACHMENTS

- 1) Proposed Ordinance Language by Petitioner
- 2) Future Land Use Map
- 3) Application
- 4) Letters from Applicant to City

## **Chapter 18.42 - Supplementary Use Regulations**

### **18.42.015 Storage Facilities, Special Regulations.**

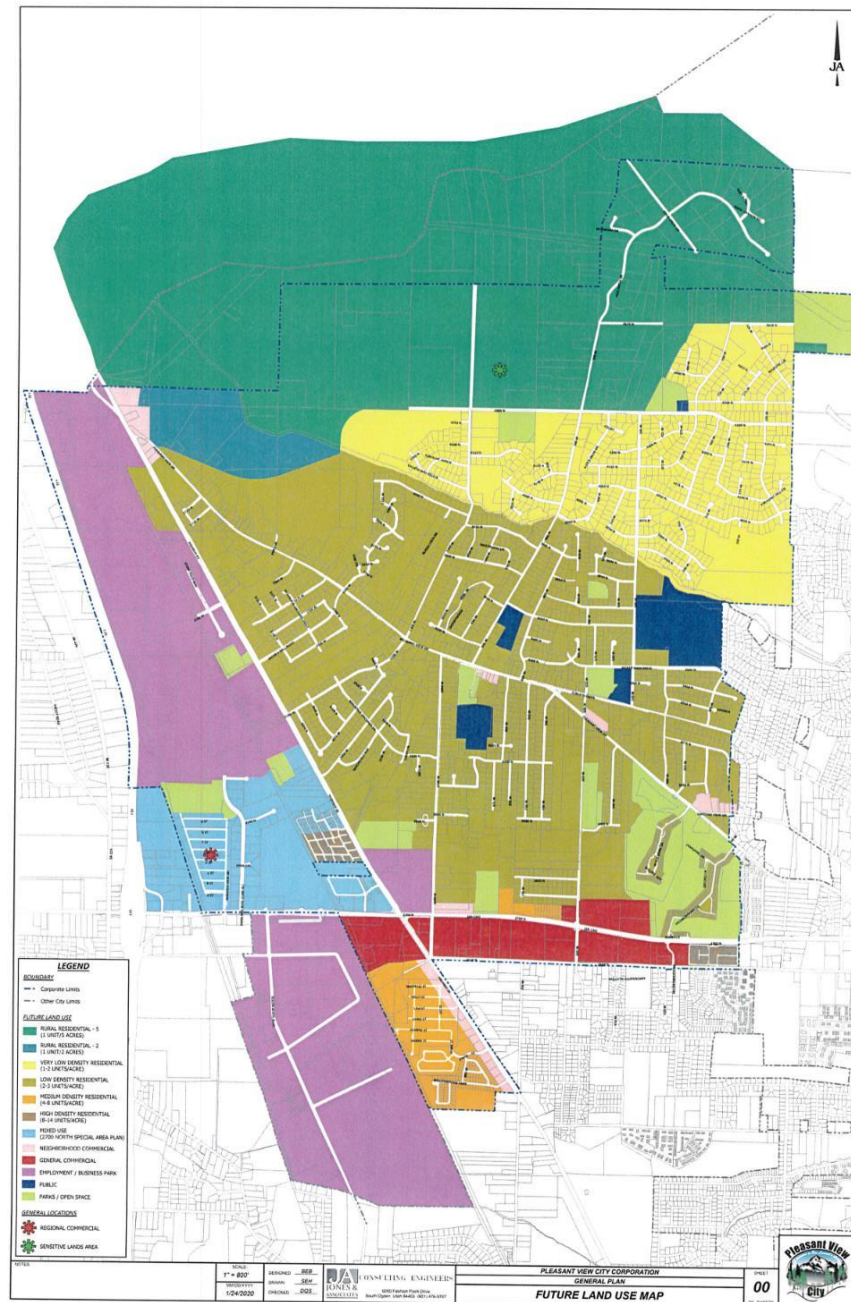
A. Notwithstanding other regulations found in this title, storage facilities not specifically associated with a principal use at a particular site shall only be allowed in the area found herein and shall be subject to the standards found herein. This shall include self storage facilities, open storage, and any storage facility where space or units are rented or leased ~~and any proposed expansion of existing facilities.~~

B. Design standards. All facilities shall be subject to a specific conditional use approval by the city and must provide appropriate buffering, screening, site and building design criteria, access controls, and safety factors as are consistent with the location and the city's design standards.

C. Maximum number of units/spaces. There shall be no more than one unit/space for every three dwelling units within the city limits.

D. Location limitations. Any proposed new facilities may only be located in the area north of the Parkland Business Park (approximately 2800 North) and west of the Railroad line. ~~Existing facilities outside of the location limitations may be expanded up until December 31, 2022, after which time any future expansion of existing facilities must adhere to the location limitations. Proposed expansion of existing facilities on parcels located directly on 2700 North is prohibited.~~ (Ord.2008- 12, dated 9/24/08)

**ATTACHMENT 2) Future Land Use Map**



ATTACHMENT 3) Application

**PLEASANT VIEW CITY**  
**APPLICATION FOR ORDINANCE ZONE TEXT AMENDMENT**

LOCATION: 945 West 2550 North ACREAGE: 1.42 ± .13

CURRENT ZONE: C-2

PARCEL ID NUMBERS: 17-0166-0092 & 17-0166-0104

PROPOSED ORDINANCE AMENDMENT (may be included as attachment):  
see attached

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

NAME: Black Oak Design LLC PHONE: 801-941-9990 FAX: \_\_\_\_\_

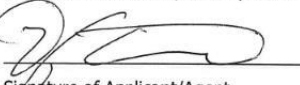
ADDRESS: P.O. Box 150022 EMAIL: r.koford@proteanredg.com  
Ogden, UT 84415-0022

APPLICANT/AGENT: Doug Eilertson

NAME: Wildcat Storage LLC PHONE: 801-468-3684 FAX: \_\_\_\_\_

ADDRESS: 753 Edgewood Dr EMAIL: dougeilertson@hotmail.com  
Ogden, UT 84403

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.

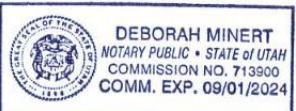
  
Signature of Applicant/Agent

State of Utah  
County of Weber

On this 15<sup>th</sup> day of April, 20 22, before me,  
Deborah Minert, a notary public, personally appeared  
Douglas Alan Eilertson, proved on the basis of satisfactory evidence to be the person(s) whose  
name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal.

Notary Name Signature: Deborah Minert  
My commission expires: 4/1/24



For City Use



DATE SUBMITTED: 4/15/22 TAKEN BY: DM

FEES (DUE AT TIME OF APPLICATION)

\$300.00

Date Paid 4/15/22 Amt. 300.00

Total Paid 300.00

## Chapter 18.42 - Supplementary Use Regulations

**18.42.010 Regulations to Be Supplementary.** The regulations set forth in this chapter supplement the zone regulations appearing elsewhere in this title. (Ord. 87-17.03 (part), 1987: prior code §34-14(part))

**18.42.015 Storage Facilities, Special Regulations.**

A. Notwithstanding other regulations found in this title, **storage facilities not specifically associated with a principal use at a particular site shall only be allowed in the area found herein and shall be subject to the standards found herein. This shall include self storage facilities, open storage, and any storage facility where space or units are rented or leased and any proposed expansion of existing facilities.**

B. Design standards. All facilities shall be subject to a specific conditional use approval by the city and must provide appropriate buffering, screening, site and building design criteria, access controls, and safety factors as are consistent with the location and the city's design standards.

C. Maximum number of units/spaces. There shall be no more than one unit/space for every three dwelling units within the city limits.

D. **Location limitations.** Any proposed new facilities may only be located in the area north of the Parkland Business Park (approximately 2800 North) and west of the Railroad line. (Ord.2008-12, dated 9/24/08)

**18.42.020 Lots in Separate Ownership.** The requirements of this title as to minimum building area shall not be construed to prevent the use for a single-family dwelling of any lot or parcel of land in the event that such lot or parcel of land is held in separate ownership at the time the ordinance codified in this title becomes effective. (Ord. 87-17.03 (part), 1987: prior code §34-14-1)

**18.42.030 Yard Space for One Building Only.** No required yard or other open space around an existing building, or which is hereafter provided around any building for the purpose of complying with the provisions of this title, shall be considered as providing a yard or open space for any other building; nor shall any yard or other required open space on an adjoining lot be considered as providing a yard or open space on a lot whereon a building is to be erected or established. (Ord. 87-17.03 (part), 1987: prior code §34-14-2)

**18.42.040 Dwelling to Be Located on Lot.** Every dwelling shall be located and maintained on a lot as defined in this title; such lot shall have the required frontage on a public street or on a right-of-way which has been approved by the board of adjustment. (Ord. 87-17.03 (part), 1987: prior code §34-14-3)

**18.42.050 Separately Owned Lots-Reduced Yards.** On any lot under a separate ownership from adjacent lots and of record at the time of passage of the ordinance codified in this title, and such lot having a smaller width than required for the zone in which it is located, the width of each of the side yards for a dwelling may be reduced to a width which is not less than the same percentage of the width of the lot as the required side yard would be of the required lot width, provided, that on interior lots the smaller of the side yards shall be in no case less than five feet, or the larger less than eight feet; and for corner lots the side yard on the side street side shall be in no case less than ten feet or the other side yard be less than five feet. (Ord. 87-17.03 (part), 1987: prior code §34-14-4)

## WILDCAT STORAGE EXPANSION

- Wildcat Storage is not able to provide units to current Pleasant View City residents. They are forced to go to other storage facilities in surrounding cities. The expansion will allow Pleasant View residents and businesses to store in close proximity to their home or business.
- Due to growth in Pleasant View and resulting demand for storage, it is inevitable that more storage will be necessary in the future. Our expansion will prevent future developers from building another storage facility on 2700 North.
- Our expansion would ensure the frontage on 2550 North will be visually appealing unlike the current business occupying this parcel. 2550 North is limited to the type of businesses that would thrive there.
- We would not be renting units for approximately 18 months. There will be more residents and businesses by the time the units are ready to rent.
- Businesses are not accounted for in the Pleasant View City ordinance, but they often need storage.

150-175 units - New

1 unit per tree dwelling  
Approval  
4-5 years ago  
change made  
with same  
thing

carile@comcast.net

desirable at that particular location as per Chapter 18.54. A conditional use requires a public hearing with the planning commission.

C. The following table lists categories of use and individual uses. "P" stands for permitted, "C" stands for conditional and "X" stands for not allowed. (Ord 2001-7, 4/10/01 and Ord.2000-28, 12/12/00)

<u>LAND USE</u>	<u>C-1 ZONE</u>	<u>C-2 ZONE</u>
Automotive, RV, Mobile Home Sales	X	C
Service	C	C
Gas Pumps	C	C
Adult Day Care Facility	C	C
Assisted Living Facility	C	C
Bed and Breakfast	C	C
Community Uses	P	P
Convenience Store	C	C
Fast Food Restaurant	C	C
Greenhouses	P	P
Hardware/Building Materials	X	C
Hospital	X	C
Hotel/Motel	X	C
Indoor Recreation/Entertainment	C	C
Major Retail (intensive)	X	C
Medical/Dental Office/Clinic & Vet	C	P
Neighborhood Services	P	P
Nursing Home/Elderly Housing	C	C
Office	C	P
Outdoor Recreation/Entertainment	X	C
Personal & Household Service	C	P
Private Club	X	C
Public Utility Installation	C	C
Rehabilitation/Treatment Facility	X	C
Unlicensed Rehabilitation/Treatment Facility	X	C
Restaurant (sit down):		
Without alcohol	C	P
With alcohol	X	C
Retirement Home	C	C
<b>Self Storage</b>	<b>X</b>	<b>C</b>
Shelter for the Homeless	X	C
Shopping Center	C	C
Signs:		
Signs on the building	P	P
(10% of first story face)		
Monument Sign	P	P
(6' high, max. 75 sq. ft.)		
Pole Sign	X	C
(15' setback, 35' high max., 200 sq. ft. max.)		
Temporary or mobile	X	C
Specialty Retail	C	C
State Store	X	C
Temporary Uses	C	P
Accessory Use to:		
A listed permitted use	P	P
A listed conditional use	C	P



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## ATTACHMENT 4) Letters from Applicant to City

**Amy Mabey**

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**From:** Doug Eilertson <dougeilertson@hotmail.com>  
**Sent:** Monday, April 11, 2022 12:09 PM  
**To:** Amy Mabey  
**Subject:** FW: Expansion of Wildcat Storage/FIRST LETTER

5980 South 1055 East  
Ogden, UT , 84405  
801-668-3684  
WILDCAT STORAGE

Dear Ann,

We are writing to express our interest in expanding Wildcat Storage at 945 West 2700 North. We are looking at purchasing parcel 170660092 which is 1.42 acres. The property is adjacent to Wildcat Storage on 2550 North. Ordinance language 18.42.015 states future storage be put north of the Parkland Business Park and west of the railroad line. The ordinance has been in effect since 2008, but in 2018 Pleasant View City came to the conclusion that it made sense for Wildcat Storage to expand along 2700 North. We respectfully request you will come to the same conclusion for our proposed smaller addition along 2550 North.

We are at full capacity at Wildcat Storage. We are not able to provide units to current Pleasant View City residents and businesses. They are forced to go to other storage facilities in surrounding cities, which is less convenient for them because it is further from their residence or place of business. The expansion will allow Pleasant View residents and businesses to access storage in close proximity to their home or business. Furthermore, we would not be renting units for approximately 18 months from now. There will be more residents and businesses in Pleasant View City by the time the units are ready to rent.

The parcel we would like to purchase for our expansion is currently being used for outdoor storage. The grounds are not well kept. Our proposed expansion would clean up the parcel by adding an iron fence, landscaping, and attractive brick and block to match the rest of our facility. We will ensure the frontage on 2550 North will be visually appealing unlike the current business occupying this parcel. It would also square off our property boundary towards 2550 North so there would not be a corner cut out area like there currently is. We improved the look on 2700 North several years ago when we put in over a half-acre of xeriscape landscaping on our last expansion.

Wildcat Storage realizes that cities would rather have retail go into certain locations, but I have a personal relationship with the current owner of this property. He told me that he has tried for years to sell his parcel to a retail type business. All prospective buyers had the same concern; the access in that corner does not make it feasible for a retail location. Additionally, the traffic count on 2550 does not justify retail. He also pointed

out that there is plenty of property on 2700 North that makes more sense for a retail type business.

Wildcat Storage has worked with many cities in Weber and Davis counties. We recently met with Mayor Leonard Call and City Administrator Amy Mabey who seemed to agree that a Wildcat Storage expansion makes sense. We have always found Pleasant View City to be professional and easy to work with. We are proposing that since an exception to this ordinance was made several years ago, we hope to once again have the opportunity to provide Pleasant View City with a small addition of first-class storage.

Respectfully,

Doug Eilertson / Cari Etherington  
Wildcat Storage

**Amy Mabey**

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**From:** Doug Eilertson <dougeilertson@hotmail.com>  
**Sent:** Monday, April 11, 2022 12:10 PM  
**To:** Amy Mabey  
**Subject:** FW: Wildcat Expansion City Benefits/2nd Letter

WILDCAT STORAGE

**Subject: Wildcat Expansion City Benefits**

Hello,

We appreciate how kind and willing to talk all the Pleasant View Council members have been concerning the Wildcat Storage expansion. It is clear that Pleasant View residents are well represented.

After my conversations with Council members, it seems like the main concern is the city would prefer a retail type business occupy the location in question in the future. Since it is the job of the City Council to do what's best for the residents of Pleasant View, we will try to make the case that an addition of storage would benefit the city more than that of the unknown future of parcel 170660092.

Residents and businesses will benefit from more available storage without the city putting in a new storage facility. Some cities have allowed too many new storage facilities to be built. This expansion would look like the expansion completed in 2018. It would not be an expansion that looks like an add on because this would just square our property boundary line. Pleasant View homeowners waiting for their new home to be built in Pleasant View, homeowners remodeling their current home, residents in between houses, business's that have run out of storage space, homeowners that own boats, RV's, ATV's, etc. would all benefit from being able to store in close proximity to where they live. Residents would be able to store their belongings in a secure facility with a security gate, security cameras, and an onsite manger where we provide a safe and secure place for residents and businesses to safely store their belongings. Unlike facilities in surrounding cities where that is not always the case.

The city and residents will also benefit from the additional property tax revenue received. Wildcat Storage paid \$62,518 in property taxes in 2021. Over the last 17 years, Wildcat has paid close to one million dollars in property taxes which has benefited Pleasant View city residents as a result.

The storage expansion will add approximately \$16,000 additional tax revenue for the city. The current property tax paid on this parcel; because it was not an income producing property in 2021, is \$4,669. That is a difference of over \$11,000 a year in property tax revenue that the city would receive compared to the current revenue

received from the property. Thinking big picture, that is roughly \$110,000 in the next 10 years.

The current owner of this property is a friend of mine, and has clearly stated his intent on this property if I do not buy it. It will remain as is in the future; an unkept space with limited property tax revenue. I should explain, he is only willing to sell it to me because I am a friend who has pestered him for close to 10 years to sell it. Another reason is that he is selling it to me at a price similar to what a retail parcel would sell for in a much better prime location on 2700 North. It is worth more to me because it is an add on to a successful business. He doesn't need the money, and selling this parcel creates a tax burden for him. That's why he hasn't sold it for the past 10 years. If we are not able to do the expansion, he may end up selling the lot, but it would not be until retail comes to 2550 North. He would consider if he were to receive a premium price for the lot; which could be years in the future. It should be noted that there are dozens of permitted uses (different types of businesses) in that C-2 zoning that would be businesses that would not receive any sales tax revenue, and would only pay a similar amount in property tax to what Wildcat Storage would pay. When retail eventually comes to 2550 North, the additional hundreds of Wildcat customers that come to their storage unit will spend money at these retail locations further benefitting Pleasant View City. The current owner of the parcel is Rod Koford. He said it is no problem to contact him if any city council member wants to verify his intent on the future on this property. His phone number is 801-941-9990.

Of course, I can only point out the benefits to Pleasant View City residents and business's if Wildcat is able to develop this property. Our hope is that the City Council will see that the benefits of this expansion would outweigh the unknown future of this property.

Once again, thank you for taking the time to consider this expansion. Wildcat Storage has loved their partnership with the city for the past 17 years, and look forward to being part of Pleasant View City's future growth.

Respectfully,

Doug Eilertson / Cari Etherington  
Wildcat Storage





# Planning Commission Staff Report

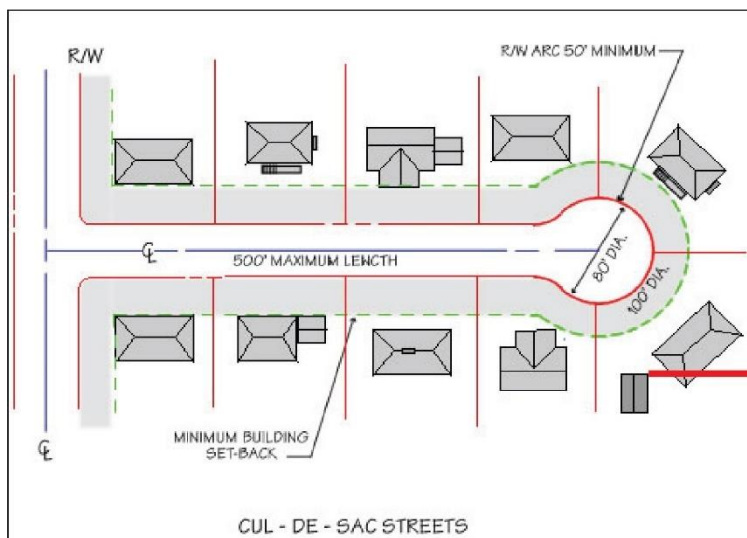
AGENDA  
ITEM  
#6

## Public Hearing – Consideration of Amending 18.09 and 18.10 Single Family Residential Zones to add a Provision to Accessory Structures on Lots Facing a Cul-de-sac Bulb May 5, 2022

### BACKGROUND AND PROPOSAL

The side yard setback requirements outlined in 18.09 and 18.10 for private garages or other accessory buildings is 10', except if they're located at least 6' behind the house the minimum setback is 1' and no closer than 10' to a dwelling on an adjacent lot. There are several lots that face a cul-de-sac bulb, where the main structures are built on an angle to face the street. It is difficult to meet the above requirement for detached accessory structures in these circumstances.

The proposed ordinance change would allow for a detached accessory building to be placed in the side yard setback at least one foot (1') from the property line and at least 10' from another dwelling on an adjacent lot. The following illustrates how an accessory building on a lot facing a cul-de-sac would not meet the current ordinance:



This building would not comply with our city code unless it was set back 10 feet from the property line, even though it is well over 10 feet from the neighbors home.

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## FACTORS FOR CONSIDERATION

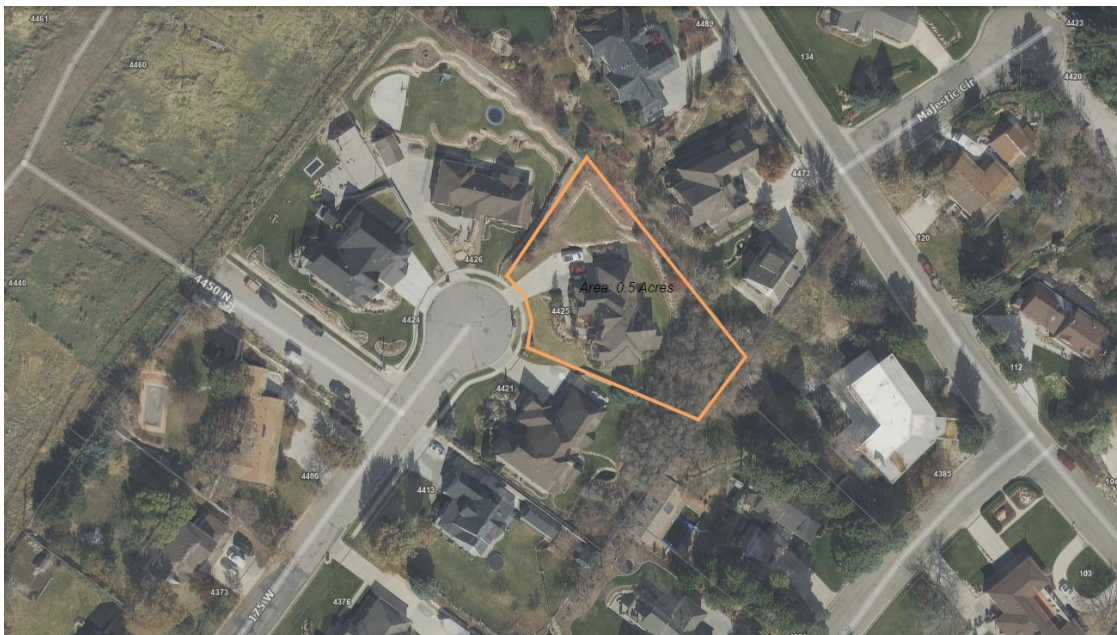
The Planning Commission considers if the proposed ordinance amendment is in the best interest of the city and meets the goals and objectives of the General Plan.

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

## STAFF COMMENTS

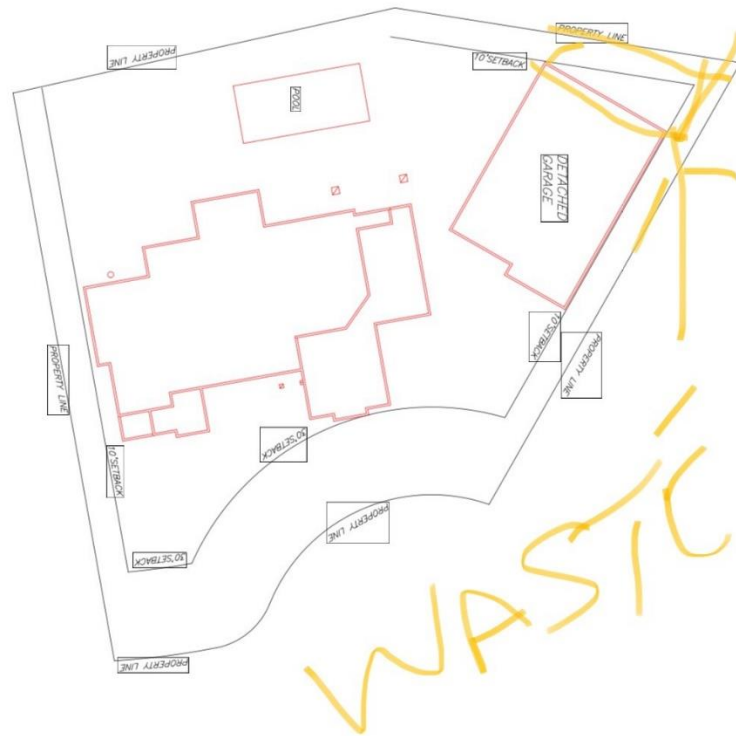
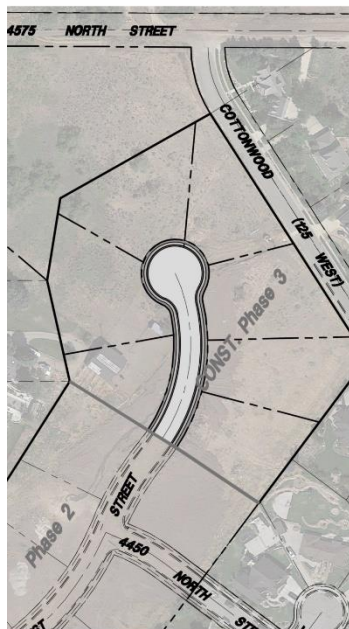
*The General Plan supports the importance of maintaining the quality, appearance, and upkeep of existing and proposed housing. New single-family lots are being developed in new subdivisions where cul-de-sacs are common and found in the city's residential neighborhoods. There are challenges associated with developing the lots that front a cul-de-sac bulb, such as orienting a single-family home to face the street. These homes are placed at an angle and leave minimal space in the rear yard for accessory structures to be developed and meet required setbacks and easements. The proposed ordinance (see attached) will allow for these lots to place an accessory structure to the side yard and still have at least 10' from a neighboring home.*

*The following aerial shows a lot that would qualify building an accessory building, like a detached garage, in the side yard and be at least 10' from another home under the proposed ordinance.*



The following site plan shows an example of a lot being developed, where a detached garage would be placed to the rear of the home under the current code:

## WASIC PATCH PHASE 3 PROJECT NOTES



The following site plan shows how the detached garage would fit on the lot under the proposed code:



*Please note that in any case, accessory structures over 200 square ft. and closer than one foot (1') from the property line will be required to have a fire-rated wall. Also note, accessory structures in the side yard will still need to meet the current front yard setback for the zone.*

*The code (18.42.090) limits accessory buildings in residential zones to twenty-five percent (25%) coverage of the rear yard. Staff recommends including accessory structures allowed by this proposed provision to be included in the accessory building coverage calculation, even though they would not sit behind the back line of the house.*

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#### STAFF RECOMMENDATION

Staff recommends **approval** of the ordinance amendment to Chapter 18.09 and 18.10, to allow accessory structures or detached garages to be placed to the side of the dwelling, at least one foot (1') from property the side property line and ten feet (10') from a neighboring dwelling when the lot fronts a cul-de-sac bulb, subject to being included in the accessory building rear yard coverage calculation in residential zones.



**Public Comment**

*There have been no comments currently.*

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**ATTACHMENTS**

- 1) Proposed Ordinance Language

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## ATTACHMENT 1) Proposed Ordinance Language

### 18.09.040 Site Development Standards.

#### A. Lot size

1. Interior lots: 15,000 square foot minimum

2. Corner lots: 16,000 square foot minimum

B. Lot Width. Minimum lot width at a distance thirty feet back from the front lot line shall be one hundred feet.

C. Yard-Front. Minimum yard setback shall be thirty feet. Except the setback may be the average of existing buildings where 50% of the street frontage is developed, but in no case less than twenty feet.

D. The minimum side yard for any dwelling shall be ten feet and the total width of the two required side yards shall not be less than twenty-four feet. Other main buildings shall have a minimum side yard of twenty feet and the total width of the two required side yards shall be not less than forty feet. The minimum side yard for a private garage shall be ten feet, except that private garages and other accessory buildings, either located at least six feet in the rear of the main building or located on minor terminal street (cul-de-sac) bulb lots, may have a minimum side yard of one foot, provided that no private garage or other accessory building shall be located closer than ten feet to a dwelling on an adjacent lot. On corner lots, the side yard, which faces on a street for both main and accessory buildings, shall be not less than twenty feet, or the average of existing buildings where more than fifty percent of the frontage is developed, but in no case less than fifteen feet.

E. Yard-Rear. The minimum depth of the rear yard for any main building shall be thirty feet, and for accessory buildings one foot, providing that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet to such side yard.

F. Yard-General. The minimum setback requirement of any yard for any building which abuts 600 West, 1000 West or 1100 West shall be 40 feet. The City Council may waive this special setback requirement in those circumstances where a new project is dedicating and constructing the right of way as shown in the General Plan. (Ord. 2008-16 dated 11/21/08; prior codes see below)



# Planning Commission Staff Report

## **Amending Pleasant View Code § 18.27- Commercial Zones and 18.18 Agricultural/Residential Zone**

C-1, C-2 and A-5 Zones – Removing Assisted Living Facility  
and Nursing Home/Elderly Housing As Conditional Uses

May 5, 2022

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### BASIC INFORMATION

**Applicant:**

None.

*Review of this item initiated by City Administration*

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### BACKGROUND

Pleasant View City is currently evaluating areas to locate Assisted Living and Nursing Home/Elderly Housing facilities within city limits. As part of this process, the discussion has expanded to possible modifications and elimination of existing allowances 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 City.

A Planning Commission recommendation is being requested for the City Council regarding the possible removal of Assisted Living Facility and Nursing Home/Elderly Housing as a Conditional Use in these commercial zones. 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 and Nursing Home/Elderly Housing as an allowable use in C-1 and C-2 Zones is consistent with the General Plan. There isn't General Plan language specific to the A-5 Zone that addresses this type of use. The use of Assisted Living Facilities is also being considered as a new use in CP-1 and CP-3 Zones, with a Planning Commission recommendation for approval. The Council has also reviewed the Planning Commission's recommendation regarding assisted living in the CP-2 Zone and this was approved on April 26, 2022 as a Conditional Use.

The Council requested that this be further explored to evaluate existing definitions and uses related to assisted living.

The Planning Commission will discuss and make a recommendation regarding assisted living, nursing homes and residential care facilities with relation to allowable uses in the C-1, C-2 and A-5 Zones. The Council requested that this be further explored to evaluate existing definitions and uses related to assisted living.

## ADDITIONAL BACKGROUND AND DISCUSSION

Current city code includes definitions for Assisted Living Facility, Nursing Home, Residential Facility for Elderly Persons and Retirement Home. Staff would like to have dialogue with Planning Commissioners about the possibility of adjusting and combining these definitions, and to create three separate definitions based on level of impact versus the type of assisted living facility.

The current and proposed adjusted definitions are included below for further dialogue. Based on Planning Commission discussion, this item may return to the Planning Commission for review for a formal recommendation to the City Council regarding the newly defined uses to add clarification in each applicable zone.

Current Definitions
<p><b>18.04.065 Assisted Living Facility.</b> Means a residential facility, licensed by the State of Utah, with a home like setting that provides an array of coordinated supportive personal and health care services, available 24 hours a day, to residents who have been assessed under the Utah Department of Health or the Utah Department of Human Services rules to need any of these services. Each resident shall have a service plan based on the assessment, which may include nursing care, administration of medication and support services to promote self-sufficiency. Such facilities do not include and are not classified as residential facilities for elderly persons or residential facilities for persons with a disability.</p> <ul style="list-style-type: none"> <li>• Currently a conditional use in C-1, C-2, CP-2 and MCM</li> <li>• Proposed and tabled for further consideration in CP-1 and CP-3 zones</li> </ul>
<p><b>18.04.442 Nursing Home.</b> Means an intermediated care/nursing facility or a skilled nursing facility, licensed by the State of Utah, for the care of individuals who due to illness, advanced age, disability or impairment require assistance and/or supervision 24 hours a day.</p> <ul style="list-style-type: none"> <li>• Currently a conditional use in C-1, C-2 and MCM</li> <li>• Proposed removal from C-1 and C-2</li> </ul>
<p><b>18.04.464 Residential Facility for Elderly Persons.</b> Means a dwelling unit that is either owned by one of the residents or by an immediate family member of one of the residents, or is a facility for which the title has been placed in trust for a resident. Such facilities shall be occupied on a 24 hour basis by eight (8) or fewer elderly persons (60 or more years old), in a family-type arrangement. Such facilities shall not include facilities that are operated as a business (although a fee may be charged), nor shall it be a dwelling where persons are placed and treated for drug and alcoholism, residence in the facility shall be strictly voluntary, nor shall it be a health care facility as defined by Section 26-21-2 of the Utah Code, nor shall it be a residential facility for persons with a disability. (Ord.2001-7, 4/10/01)</p> <ul style="list-style-type: none"> <li>• Conditional Use in RE-15, RE-20, A-5</li> <li>• Proposed removal from A-5</li> </ul>



**Retirement Home.** Means a for-profit residential facility designed, occupied and intended for residents fifty (50) years of age or older, where common facilities for cooking and dining are available to all residents and independent facilities are provided for living, sleeping, sanitation and may include cooking. (Ord.2001-7, 4/10/01)

- Conditional Use in C-1, C-2 and MCM

#### Possible Amended Definitions

**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.

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#### STAFF CONTACT

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#### ATTACHMENTS

- 1) Zoning Map

**ATTACHMENT 1) Zoning Map**

