City Council
Staff Report

Christofferson Property
Zoning Map Amendment
Public Hearing
July 9, 2019

BASIC INFORMATION

Application Number:	19.005
Applicant:	Marilyn Rees
Owner:	Robert E and Ruth R Christofferson Family Trust
Acreage:	approximately 26.7 acres
Lots:	Two lots (existing)
Location:	north of 4300 N and 500 W
Future Land Use Map Designation:	Rural Residential – 5 (1 unit/5 acres)
Current Zoning District:	A-5
Request:	Zoning Map Amendment from A-2 to RE-20
Date of Application:	May 7, 2019
Date of Previous Meeting:	June 6, 2019

PLANNING COMMISSION RECOMMENDATION

On June 6, 2019, the Pleasant View City Planning Commission held a public meeting and a public hearing to review and take comment on the proposed zoning map amendment. By a vote of 5-2, the Planning Commission moved to **recommend approval of the proposed changes to the Pleasant View City Zoning Map** as requested by the applicant.

BACKGROUND

On May 7, 2019, application was made to change the zoning district for an approximately 26.7 acre parcel located on the north side of 4300 N at approximately 500 W. The property is currently vacant. The proposal for the property includes subdivision of the property (currently two lots) into several lots. Subdivision approval will be handled in a separate application.

This property is encumbered by a utility easement that was granted to the water district prior to the City's acquisition of the water district. At that time, the City worked to formulate an agreement that would give an easement to the utility (and later the City) in exchange for and with the understanding that the City would permit a subdivision of land at some point in the future. Later, when the City needed that easement, the property owners recorded an easement in favor of the City along the same route with the explicit understanding that the alignment of

the waterline was to be along a future road and would service subdivision lots as they developed out. This road (an extension of 500 W), once constructed and dedicated to the City, would serve the needs of the property owners in the new subdivision and would complete the road network in the area.

It should be noted that while a proposed residential use is what is anticipated at this location, by changing the zoning of this property anything that is allowable (either by conditional use or permitted as of right) under the zoning ordinance as amended at the time of application will be considered as permissible (see the zoning language below). The discussion tonight really needs to focus on whether or not the proposed zone change is desirable at this time for this location, given that a whole host of potential uses could foreseeably be located on the site. Guidance for this question is generally found in the City's General Plan and Ordinances, but specific information and other parameters should be considered when making this determination.

As this proposed zone change is a legislative matter, the Planning Commission makes a recommendation to the City Council, where the final decision is made. The basic test for this kind of decision is whether or not it is a reasonable request. Broad discretion is given to the City to make this kind of decision; however, once it has been made, the follow-on applications for site plans, conditional use permits, and/or subdivision of the property are generally not discretionary (if it is permissible, and does not demonstrably affect the health, safety, and/or welfare of the community, it must be approved). What we are considering tonight is whether or not any or all of the permitted/conditional uses are desirable right now at this location.

ANALYSIS

The Zoning Ordinance provides for amending the Zoning Map of the City after holding a public hearing to discuss the proposed amendment. Section 18.60.040 states the following:

> *This zoning title, including the maps, may be amended from time to time by the City Council after appropriate notice and public hearing; but all proposed amendments shall be first proposed by the Planning Commission or shall be submitted to the Planning Commission for its recommendation. The City Council shall make the final determination of all amendments.*

This public hearing is in fulfilment of the requirements in City Ordinance.

General Plan

The General Plan designation for this property is Rural Residential - 5. The current General Plan notes the following:

> *Rural Residential (1 dwelling unit for every 5 acres)*
> *The Rural Residential designation applies to the portions of the city shown on the Future Land Use Map predominately north of 4300 North,* ***with the exception of the portion of the City which lies east of 500 West and to the eastern city limits.*** *To preserve the desired rural and open feel, emphasis should be placed on the kind of future development in order to limit disturbance of watershed features and avoid geologic risks. Development of this area should be either five-acre lots or larger and be sensitive to concerns related to storm water detention and control. Natural and historical geologic hazards should also be avoided. Development in this area must be also*

sensitive to such watershed issues, geologic formations, and other potential community impacts including hillside and slope stability, viewsheds, and natural environment preservation.

Rural Residential development should maintain a rural character. Large portions of this area should be left as open space with trees and vegetation that will help preserve the watershed and water recharging attributes of this area of the City. Existing agricultural use should be encouraged within this area and appropriate protections from development provided. Preservation and protection of open space are a priority. In order to achieve this priority, an allowance for planned unit development could be implemented encouraging the clustering of homes in strategic locations which are largely free from other natural constraints, limiting the impact of development on City resources. Areas utilizing the planned unit development allowance should have sufficient safeguards in place to ensure the long-term viability of the open space, including home owners' associations and restrictive covenants to own and maintain the open space as part of an overall open space plan. (2017 Pleasant View City General Plan, pages 10-11)

The proposed development appears to meet the anticipated goals outlined in the General Plan and is generally consistent with a low-density residential character noted. It should also be noted that there is an exemption for property located east of 500 West, as this property is.

Zoning Ordinance

The zoning district that is being proposed for this site is RE-20, allowing for a minimum lot size of 20,000 square feet. Per Section 18.10.010, the uses that are permitted in this district are:

A. *Single-family dwellings;*
B. *Churches, except temporary revival tents or buildings; libraries, museums; art galleries;*
    1. *The minimum size of the lot or site used for such proposes shale be one acre.*
    2. *Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises and the source of light shall be suitably screened to avoid annoying illumination of lands outside said premises.*
C. *Public schools; private educational institutions having a curriculum similar to that ordinarily given in public schools;*
    1. *The minimum size of the lost or site used for such recreational or other purposes shall be one acre.*
    2. *Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises, and the source of light shall be suitably screened to avoid annoying illumination of lands outside said premises.*
D. *Public parks, public recreational grounds and buildings; public buildings, public utilities;*
E. *Agriculture, nurseries and greenhouses, provided sale of goods is limited to materials produced on the premises, and there is no retail shop operated in connection therewith; agriculture experiment stations;*
F. *The keeping of animals and fowl for family food productions as an incidental and accessory use to the residential use of the lot; private stables; horses for private use only. Any corral, stable or building for keeping horses, animals, or fowl shall be located not less than one hundred feet from a public street and not less than twenty-five feet from any side or rear lot line;*
G. *The following uses, provided they are conducted on not less than five acres and under the following conditions:*

1. *Farms devoted to the hatching, raising (including fattening as an incident to raising), slaughtering, dressing and marketing on a commercial scale of chickens, turkeys or other fowl or poultry, rabbits, fish or frogs hatched or raised on the premises.*
2. *The raising and grazing of horses, cattle, sheep or goats, including the supplementary feeding of such animals, provided, that such raising or grazing is not part of nor conducted in conjunction with, any livestock feed yard, livestock sales yard, slaughter house, animal by-products business or commercial riding academy,*
3. *Any building, structure or yard for raising, housing or sale of livestock or poultry shall be located not less than one hundred feet from a public street and not less than twenty-five feet from any lot line.*

H. *Household Pets;*
I. *Signs. All signs are subject to the sign regulations of the city.*
J. *Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work;*
K. *Home occupations;*
L. *Accessory uses and buildings customarily and normally incidental and subordinate to the above, and devoted exclusively to the main permitted use of the premises.*

Conditional uses allowed per Section 18.10.015 are as follows:

A. *Nurseries and greenhouses (other than nurseries and greenhouses permitted in Section 18.10.010, paragraph E) limited to the sale of:*
    1. *Plants;*
    2. *landscaping materials;*
    3. *fertilizer;*
    4. *pesticide and insecticide products;*
    5. *tools for garden and lawn care.*
    6. *Provided further that a nursery or greenhouse of this type meet the following standards:*
        a. *The use to be on a minimum of 5 acres;*
        b. *The location to be on a major street, arterial or collector as designated on the city's master street plan;*
        c. *Provision of adequate off-street parking;*

A. *d.. Hours of operation 8:00 a.m. to 7:00 p.m.;*
        d. *No exterior lighting;*
        e. *No storage of machinery on site except that used in the nursery operation (could be required to be stored in building);*
        f. *The Planning Commission may consider limits to size of retail shop.*

B. *Neighborhood Specialty Services: Limited number client service uses, including low impact retail attendant to such services, that are designed to serve educational, artistic and well being needs of the community. Such uses may include, but are not limited to: gardening classes; instruction in yoga, self esteem, dance, art and music; massage therapy; swimming lessons; and small retail sales of items related to classes. All functions will be limited be the available on-site parking.*
    1. *All uses must be located on a lot and within an existing dwelling, which dwelling must remain in such a condition as to readily, with no more than minor remodeling, resume use as a single family dwelling.*
    2. *Except for additional parking facilities, as approved by the City, obvious yard uses such as gardening plots and gathering places, and a sign as allowed herein, the yard areas must remain as if used for a single family dwelling.*

3. *The location must be on Pleasant View Drive or a major street south of Pleasant View Drive. These streets are considered major streets: 600 West, 1000 West, 1100 West, 2700 North and Highway 89.*
4. *There must be approved provision of adequate off-street parking;*
5. *The minimum size of the lot or site used for such purposes shall be one acre.*
6. *Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises, and the source of light shall be suitably screened to avoid annoying illumination of lands outside said premises.*
7. *The Planning Commission may impose limits to any aspect of the proposed uses.*
8. *Signs. One monument style sign no more than four feet in height and less than 26 square feet in area, located within an approved landscaped area, may be allowed as a part of the conditional use.*
9. *Application for such uses must be accompanied by signed approval of no less than 70% of all property owners and tenants of properties within 500 feet of any portion of the property proposed for such use.*

C. *Private recreation grounds and facilities not open to the general public and to which no admission charge is made.*
   1. *The minimum size of the lot or site used for such recreational or other purposes shall be one acre.*
   2. *Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises, and the source of light shall be suitably screened to avoid annoying illumination of lands outside said premises.*

D. *Residential facility for persons with a disability subject to established rule for such facilities.*
E. *Residential facility for elderly persons subject to established rules for such facilities.*

The proposed zone change and ultimate anticipated uses appear to meet the expectations of the City for this area.

Public Comment

The City mailed 72 individual notices of the proposed zone change. Several public comments have been received via email and in the public hearing at the Planning Commission. Please see attachment 6 below.

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

FINDINGS

The proposed amendment to the City's Zoning Map is acceptable based on the information provided in the Staff Report. The Planning Commission found that the proposed zoning map amendment is desirable at the current time, and voted to forward a positive recommendation to the City Council.

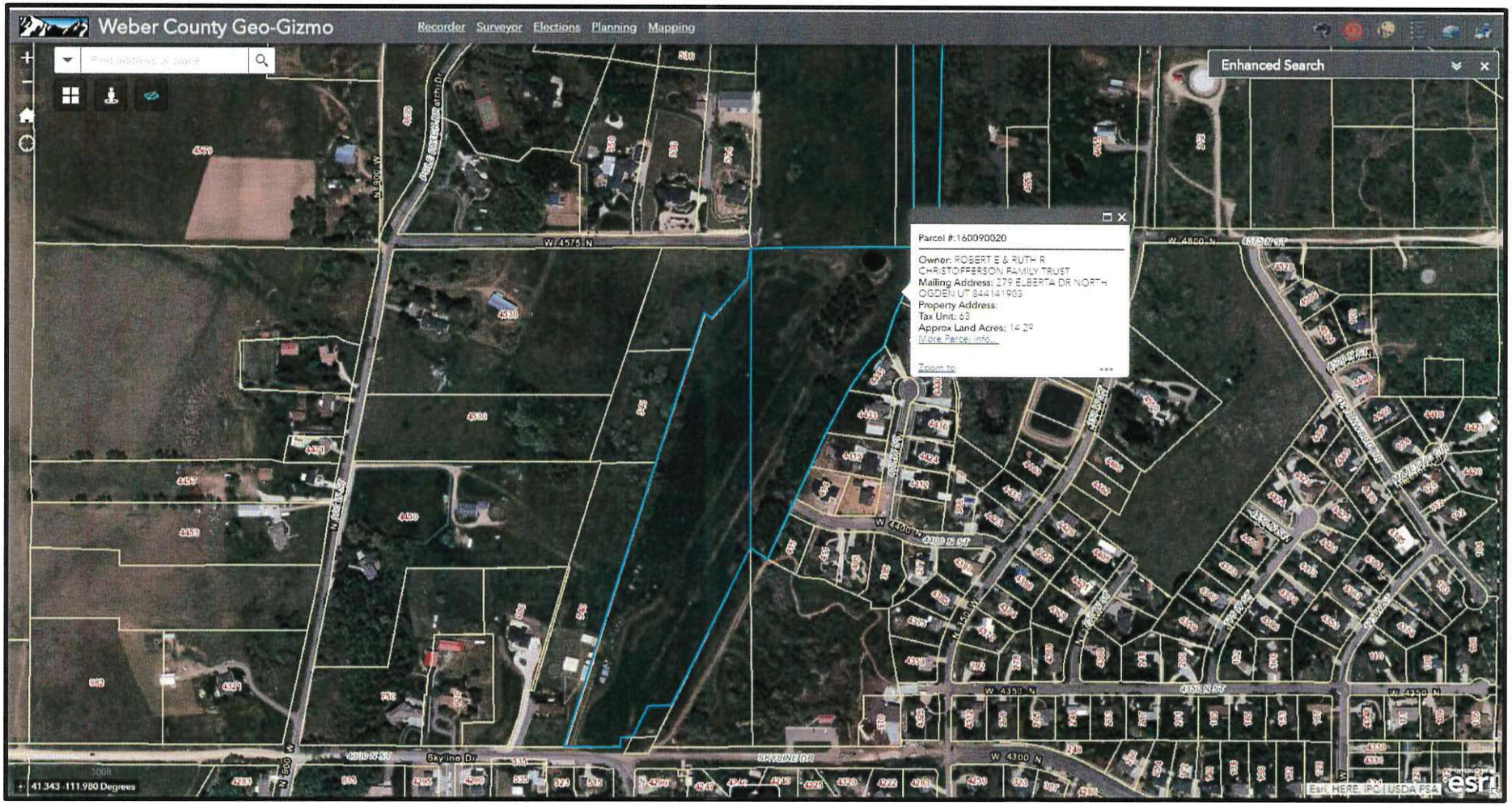
STAFF CONTACT

Bill Cobabe, CFM, AICP
bcobabe@pleasantviewcity.com
801-827-0468

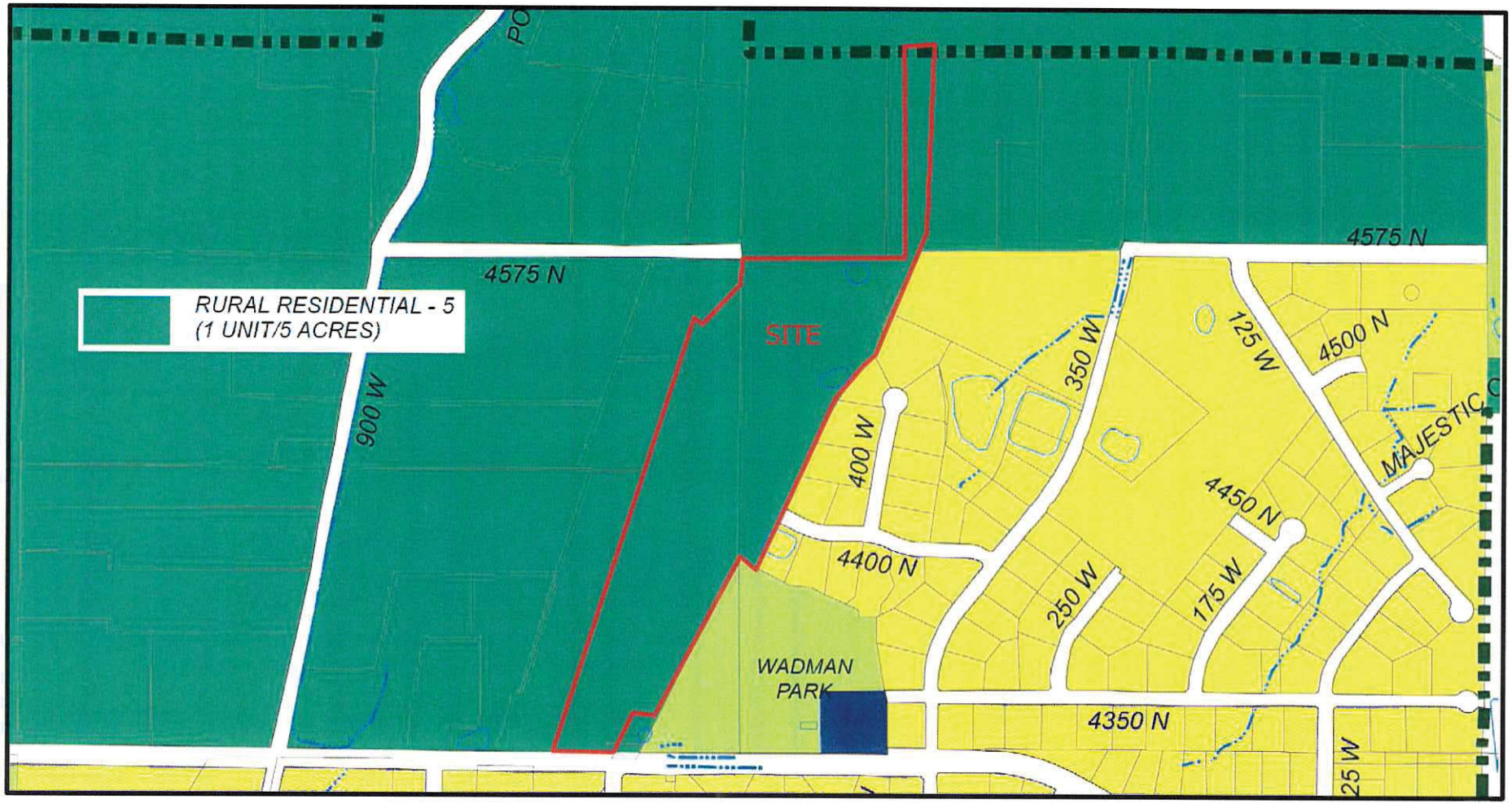
ATTACHMENTS

1) Vicinity Map
2) Future Land Use Map
3) Current Zoning Map
4) Application Materials
5) DRAFT Minutes – 06 Jun 2019 Planning Commission
6) Public Comment

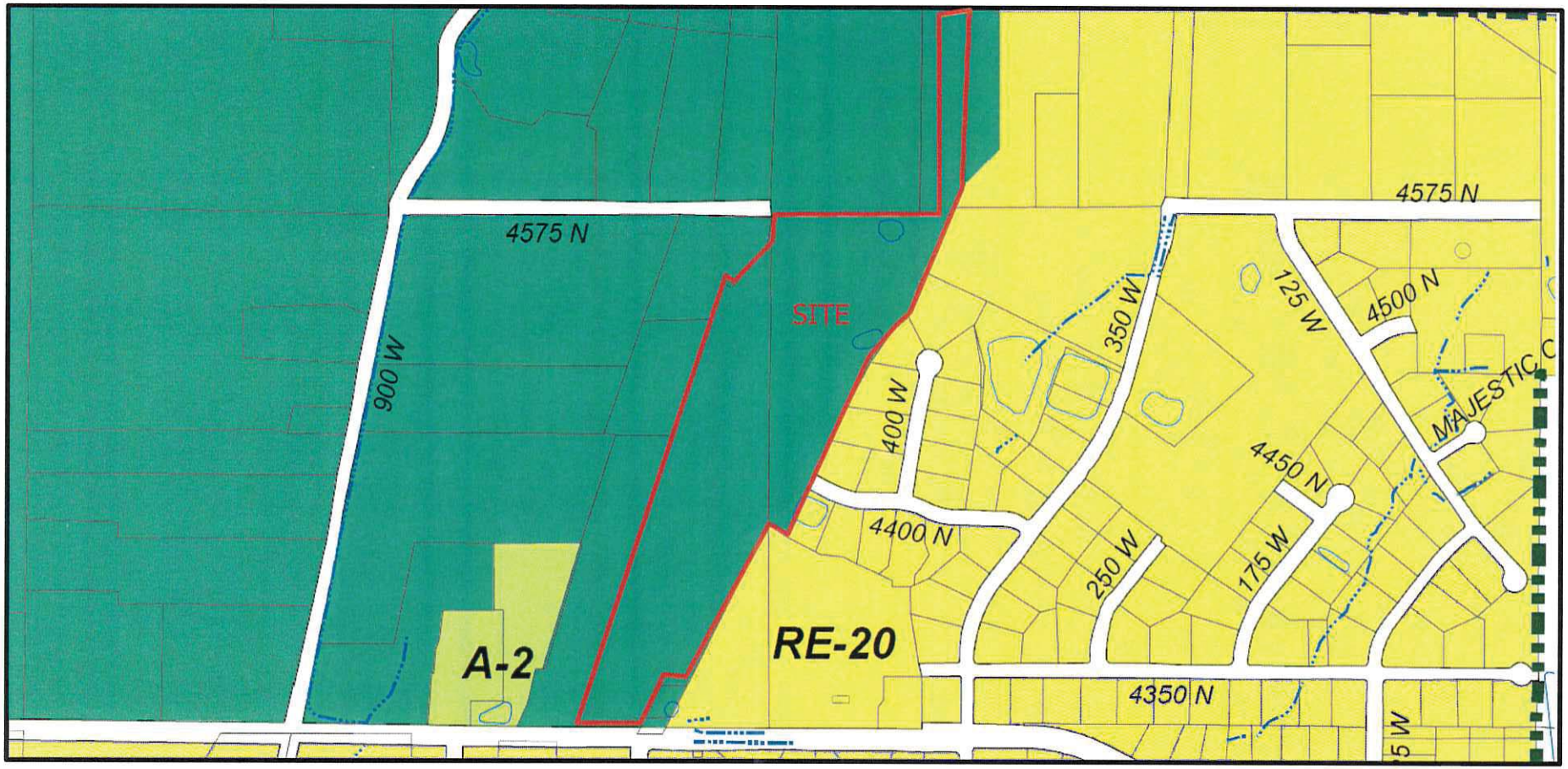
ATTACHMENT 1) Vicinity Map



ATTACHMENT 2) Future Land Use Map



ATTACHMENT 3) Current Zoning Map


4575 N
SITE
900 W
A-2
RE-20
4575 N
350 W
125 W
4500 N
400 W
MAJESTIC C
4450 N
4400 N
250 W
175 W
4350 N

PLEASANT VIEW CITY
APPLICATION FOR ZONE CHANGE

LOCATION: North of Intersection 500 W. & Skyline Dr. (4300 N) Pleasant View, UT ACREAGE: _____

CURRENT ZONE A-5 PROPOSED ZONE: RE-20

PARCEL ID NUMBERS: 16-012-0017, 16-009-0020, 16-009-0067, 16-012-0027

CURRENT USE Agriculture

PROPOSED USE Residential Single Family, 1/2 Acre Minimum, Conform to surrounding neighborhood.

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

NAME: Robert E & Ruth R Christofferson Family Trust PHONE: 801-695-2788 FAX: _____

ADDRESS: 279 Elberta Dr. North Ogden, UT 84414 EMAIL: _____

Richard G Christofferson 1606 Mirabella Way Fruit Heights, UT 84037

APPLICANT/AGENT: Donald Menenhall 801-628-7743 Donald@EquityUtah.com

NAME: Marilyn Rees PHONE: 801-695-2788 FAX: _____

ADDRESS: 4902 Burch Creek Hollow, South Ogden, UT 84403 EMAIL: mrees3@gmail.com

SURVEYOR OR ENGINEER:

NAME: Greg Day PHONE: 801-814-1778 FAX: _____

ADDRESS: _____ EMAIL: greg@cityconsultantsco.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 professional and other fees associated with this application.

Marilyn Rees
Donald Menenhall
Signature of Applicant/Agent

See Attached
Notary

For City Use

DATE SUBMITTED: May 7, 2019 TAKEN BY: J.H.

FEES (DUE AT TIME OF APPLICATION)

$100.00	Date Paid May 7	Amt. 100.00
$200.00 (Noticing Fee)	Date Paid May 7	Amt. 200.00
Other Fees (if any-see City)	Date Paid _____	Amt. _____
Form Date: February 2017	Total Paid $300.00	CK# 1290

Acknowledgment

State of Utah)
§
County of Davis)

On this 7 (date) day of May (month), in the year 2019 (year), before me, Adam T Moore (notary public name) a notary public, personally appeared Donald Menenhall and Marilyn Rees (name of document signer), proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

(notary signature)

ADAM T MOORE
NOTARY PUBLIC -STATE OF UTAH
My Comm. Exp 08/09/2021
Commission # 696012
(seal)

Affidavit

Property Owner

I (we) Robert E & Ruth R Christofferson, Trustees (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) Ruth R Christofferson, Robert Christofferson (Trustee)

Ruth R. Christofferson Robert R Christofferson (trustee)

Subscribed and sworn to me on 3 May 2019 (date)

Notary Marilyn S Sadler

(Residing in: North Ogden, UT)

My commission expires 20 June 2020 (date)

MARILYN S SADLER
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 689779
COMM. EXP. 06/20/2020

Agent Authorization

I(we) Ruth R Christofferson, Robert Christofferson (Trustees) (please print), the owner(s) of the real property identified in this application, do authorize as my (our) agents(s) Donald Mendenhall and or Marilyn Rees (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) Ruth R Christofferson, Robert Christofferson (Trustee)

Ruth R. Christofferson Robert R Christofferson (trustee)

Subscribed and sworn to me on 3 May 2019 (date)

Notary Marilyn S Sadler

(Residing in: North Ogden, UT)

My commission expires 20 June 2020 (date)

MARILYN S SADLER
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 689779
COMM. EXP. 06/20/2020

PLEASANT VIEW CITY
WELCOMES YOU

AT THE FOOT OF
BEN LOMOND

PLEASANT VIEW CITY
UTAH

23 June 1970

Mr. & Mrs. Robert Christofferson
279 Elberta Drive
Pleasant View, Utah

Dear Mr. & Mrs. Christofferson:

This letter is to inform you that the easement requested by the Pleasant View Culinary Water Association for the installation of a new pipeline is also the proposed alignment of 500 West extended and will at some future date, when this land is subdivided, be a street within the city limits of Pleasant View.

The water line was located purposly in its proposed location in order that the street could be developed along the alignment, thus making the pipe line as installed available to provide water service for the lots as they are developed.

Respectfully,

PLEASANT VIEW CITY

Tim W. Healy, Mayor

TWH/cb

PLEASANT VIEW CULINARY WATER ASSOCIATION

885 West Pleasant View Drive

OGDEN, UTAH 84404

May 10,1988
Pleasant View City
Utah 84414

Robert E Christofferson

Re: Ownership of two water connections

Dear Sir,

Regardless of the possibility of the Pleasant View Culinary Water Assoc. being transferred to the Pleasant View City Corp., this letter will act as a legal confirmation of (2) water connections that are available to the Christofferson family.

Each time this letter is presented and signed off by a representative of the Christofferson family and the Assoc. or The City of Pleasant View, it will be honored for a total of two connections.

Sincerely,

Ron Horton, Chairman
Pleasant View Culinary
Water Assoc.

2179510

E# 2179510 PG 1 OF 2
DOUG CROFTS, WEBER COUNTY RECORDER
12-MAY-06 302 PM FEE $.00 DEP JPM
REC FOR: PLEASANT VIEW CITY

Temporary Easement Agreement

The undersigned, Robert E. Christofferson and Ruth R. Christofferson, hereinafter referred to as Grantor, for the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby assign, grant, convey and set over unto, Pleasant View City, A Municipal Corporation, hereinafter referred to as Grantee, its successors and assigns, a non exclusive and temporary right of way of ingress and egress, over and through a parcel of the grantor's land, more particularly described as follows:

See legal description attached hereto as Exhibit "A" and by this reference made a part herewith.

To have and to hold the same unto the said Grantee, its successors and assigns, with the right of ingress and egress in said Grantee, its successors and assigns, representatives, and agents to enter upon the above described property of the purpose herein described. All trees to be removed shall be left usable for fire wood for the owner.

Grantor shall have the right to use said premises for ingress and egress and for the purpose of construction, maintenance and repair of the certain subdivision which is known as Sunset Estates.

Grantee shall have right to use the west premises for the purpose of a temporary turn around for emergency vehicles, vehicles turnaround or other needs of the Pleasant View City or the general public.

Neither the Grantor nor the Grantee shall build or construct or permit to be built or constructed, any fencing or any building or other improvement, over or across said right-of-way or change the contour thereof without the written consent of both Grantor and Grantee.

Neither the Grantor nor the Grantee shall cause the Easement to be blocked at any time that would prohibit the access of said easement by emergency fire or medical equipment, or any emergency that would require the use of public utility equipment. This grant shall terminate at such time that a portion of or all of the property described herein has been dedicated as a public street.

This easement will be in effect until the Grantor or the Grantors Estate (heirs) desire to develop and/or subdivided the Grantors property consistent to adjacent properties to the east for housing demands of ½ acres or less. At the time of future development of the Grantors property, the Grantee agrees that said access road known at this time as 4400 North will extend to the proposed 500 West road. The Grantor must be assured this access agreement will not impair the properties greenbelt status.

In witness whereof, the Grantor has executed this right-of-way and easement this 9th day of April August 2005.

Robert E. Christofferson
By: Robert E. Christofferson

Ruth R. Christofferson
By: Ruth R. Christofferson

State of Utah
County of Weber

On this 9th day of August 2005 Robert E. Christofferson & Ruth R. Christofferson personally appeared before me, the signer (s) of the foregoing instrument, who duly acknowledged to me that they executed the same on behalf of the entity described herein and pursuant to the operating agreement or bylaws of the same

By: _____
Notary Public

LAURIE HANSEN
NOTARY PUBLIC • STATE of UTAH
5750 SOUTH 2450 WEST
ROY, UT 84067
COMM. EXP. 07/02/2008

June 25, 2012

Mayor and City Council members
Pleasant View City

In the late sixties the Mayor and City Council knew the town needed more water. They studied how best to resolve this issue. Several plans were studied and they finally decided the most practical idea was to approach the Christofferson family about extending 500 West through their farmland for the water pipeline.

No money was ever exchanged. An agreement was made with the Mayor and council that the family would allow the water line through their property. In exchange, a subdivision was approved by both the Mayor and council.

The Pleasant View Culinary Water Association and Pleasant View City commissioned Great Basin Engineering and Surveying Inc. to formulate a plan that would satisfy both parties on this issue.

Their drawings show how the lots should be contoured and measured to fit the pipeline and the property. The drawings show the lots to be ½ acre. That must have been the city requirements at that time. All the parties agreed so the engineers and co. started the process of digging up our alfalfa fields.

This agreement was finalized June 23, 1970.

It would be highly unethical and illegal for this Mayor and council members to override the previous agreement that has been in place for 42 years.

Thank you,
Mr and Mrs Robert E. Christofferson
279 E. Elberta Drive
North Ogden, Utah

(Concept Plan)

MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD
June 6, 2019

MEMBERS PRESENT	VISITORS		
Alicia Lund	Marilyn Rees	Cathie McGregor	Deborah Price
Andy Nef	Travis James	Donald Mendenhall	Ed Williams
Ann Arrington, Excused	Bob & Jan Christofferson		Eunice Williams
Ashley Walker	John Robbins	Lorin Gardner	Ann Greenwood
Dean Stokes	Richard Christofferson		Stewart Greenwood
Keith Preece	Stephani Berghort	Catherine Graham	Lynne Cook
Kristi Hales	Adam Poll	Lynn Havasi	Joyce Jones
James Cummings	Bruce H Jones	Kristin Hales	Stan Weeks
Nate Karras	Clayton Skinner	Kelly Larson	Wade Larson
Sara Urry, City Council	Tim Healy	Mark & Crista McCord	
Bill Cobabe, City Administrator	Kristy & Christian Murray	Thomas Hales	Travis James
Jill Hunt, Admin Assistant			

1. Discussion/Decision: Proposed zone change from A-5 to RE-20 parcels 16-012-0017, 16-009-0020, 16-009-0067, and 16-012-0027 located north of 500 W and Skyline Dr. (4300 N). Applicant: Marilyn Rees

Bill presented the zone change, maps, and information. Bill wanted to address the attachments of agreement of supporting the zone change. Staff did go back and stated the only thing we have is attached in the packet. There is no obligation to change or deny the zone. If you think of reasons to approve or not approve this they are valid. The major concerns are the soils in the area which would be taken care of during a subdivision process. Another would be the well head and recharge area. This was in the yellow zone which not extremely sensitivity. Keith asked if they do a 3-5 year recharge and hit a drought would it be a great disservice to the home owners. Bill stated it would have an impact downstream but not at the well head. So the disservice would not be to these new folks but to those downstream. There are no questions for Bill. Bill stated this is not a final decision tonight but a recommendation to the City Council.

Both Marilyn Rees and Don Mendenhall approached stated the owner of the property wanted to sale and get most out of their property. They are looking at about 34 homes with keeping as much of the trees as they can. The plan is to keep as much of the trees and landscaping as possible. There are no questions for the applicants. Don asked in what way they would negatively affect the area or what would you do different if you live on the half acre lot. Nate asked what the time line was. He said take the steps as it comes. They would like to start something within a year. Marilyn stated the 70s they needed the water line to come down to serve others. The Christofferson's allowed them to do this without charge. Ashley Walker came in. Keith asked how close the location to pole patch subdivision. Bill stated secondary water is a concern for the subdivision. There would have to be something worked out with Pine View. Bill asked if this would be a good change.

Andy motioned to open Public Hearing and seconded by Dean Stokes. Voting was unanimous in favor to open public hearing.

Catherine Graham, 4530 N 900 W, 4575 N is a concern as more traffic and some water situations. This year has not been an issue but in years past had been an issue. They have had water issues for years and adding 35 or whatever it is to the area what would the plan be for that. Keith stated a concern would be the fire they had last year. She stated the fire went right up by her property. She has a lot of concerns about the

traffic, who would improve the road, water, and fire. There is a new fire station up there but that is just a few things.

Mark McCord, 749 W 4125 N, is a transplant from Texas. A Concern he has would be water and typically have a layout of the subdivision. Bill stated we do not have a layout at this time. Mark suggested to make sure retention pond would be on there. Nate stated this would be for the zone if it would fit for five acre lots to ½ acre lots. They will have to make sure those engineering comments that would come with a subdivision. The only comment Mark would like to make then would be in Alder Creek in phase one and phase two the HOA is de-funked. There is a detention pond behind the Green's home that does not contain any water. He would hope it occur in this subdivision or any other structural concerns. He enjoys living in Alder Creek and loves the access to the nature area. He concern is ensuring the integrity and quality of the nature area as they understand the water and the wet lands area had been reduced. The flow has been lower than it used to be. That has been addressed. He was not sure what transpired to cause it to occur. Keith asked Bill to address it. Bill stated he could address it and explained when the subdivision to the east went in the nature flow of the spring was decreased but it is still there. Keith asked if it would diminish it further. Bill stated he would not think so. The flow has to go somewhere and the natural drainage is through Alder Creek. The system that is de-funked but it is still there but then into the rest of the City's storm water system.

Travis James, 459 w 4125 N, lived there for 19 years and has seen a bunch of changes. He wanted to state again concerns on the traffic patterns. He has seen the traffic on 500 W go from reasonable to hazardous. In addition, the dump trucks, gravel trucks, high speeds, and more traffic coming from the northeast. He would like to be assured there would be additional accommodations for travel and traffic. He understands there are talks about moving it out west but that has been the same talk for the 19 years he has lived here. The traffic had become more and more hazardous. There have been at least three runaways and fortunately there had been not any injuries but there has been property damage. He is not opposed to the ½ acre lots but there are challenges he had observed over the two decades. They have seen movement with the foundation of homes and movement with the roads. 500 West gets repaired every year. He does not know how much that is costing the tax payers but it has to be expensive. Last concern would be with the storm water retention basins. According to this part of the country the area receives a heavy down pours which the City is aware of it. When the farm property near the top of 500 was developed he came and spoke to the planning and zone commission then and was an advocate for there to be sediment storm water retention. To his knowledge, it was never built. He presumes an engineering firm determined it was not needed. He has his doubts about that, and would be able to see the day when it is needed. He thinks it would be needed with this area too as it is also steep and the soils are unstable. Those are his comments

Edward Williams, 4161 N 425 W, they have lived there 35 years now. There has been more than that on the accidents on 500 W but that is not what they are there for. His concern is it being reduced to. Going from 5 acre lots to ½ acre lots he does not have an issue. When they bought here 35 years ago they were ½ acre lots throughout the City and that was the expectation and that is the reason why they have enjoyed the city so much. The alder creek altered that. They donated a piece of ground that had no value to them or the City and consequently received 1/3 acre lots as part of it. Every developer would like that. They waited until they could swing that and get the 1/3 acre lots and bought up the cherry vineyard to have the 1/3 acre lots to make more money. He knows the Christoffersons and he does not have any issues with them or the ½ acre lots. He does have a problem when they dance around it and put in smaller lots. He does not have issues with Alder Creek now but that is history. They visit people there and the people that live there are great people. The expectation for above the canal would be half acre or more. He knows there are other concerns in terms of the water. That is a concern and will always be a concern as long as we keep growing. He appreciates the concern with that. If we look and hold to that so that there is some integrity to the city then he would not have a problem with that.

Deborah Price, 4235 N 425 W, she moved to the area because of the integrity she saw with combining with nature and the larger lots. Pole Patch having the 5 acre lots and the spaciousness we have in the area.

She has not heard anyone mention how all of this would affect the nature park. She walks through there every day and she sees pheasants, turkeys, deer, and all kinds of birds which she cannot recognize all of them. They all go in and out. If that goes in then everything will be blocked off. She was talking with her son and what would happen is the wildlife would not be there. So she would like to know what the impact would be and where the deer would go and where is everything going to go because everything is right there. What is that impact? She understands the Christoffersons want to sale and she has even talked to them about buying it herself and developing it as she is a real estate agent and has been doing it for 25 years. She was going to implement it so it would be more nature oriented, larger lots, and keep the nature feel. That is her concern along with the traffic and water same old things. Keith asked Bill if there was a traffic study done. Bill stated that would be part of the subdivision process going forward and just to address the traffic concerns going to the west. There was a meeting with some of the City staff and our consulting engineers regarding Skyline Drive which would eliminate the truck traffic and not have them head this direction at all. It would hopefully alleviate some of the concerns that way. Keith stated that is something they have been hearing for years. Bill stated this is real and he knows it has been talked about but he has not been here for years. Now he is here things are happening. The property acquisition is scheduled to be done by the end of the year for the new road way Skyline Drive off the top of the hill going west. They are working through a piece with WACOG to do a study on the value of the material in there we are hoping to get the value of the material in there to offset the cost of the excavation that is needing to be done. They are working that angle right now and trying to save tax payer's money and do it efficiently. The City is concerned with truck traffic as it is heard all day long and trying to move as fast as we can to get that going. Keith asked in a perfect world if we had an anticipated date to have it done. Bill stated it depends on funding, we have some funding available right now some construction funding from the federal government. We are going to try and hit up WACOG for some additional funds. It is going to depend on how expensive the road is to build, and the grading package would come out at as well. Keith asked if it would take 2-5 years. Bill stated if everything goes perfectly 2-5 years we would be able to drive down Skyline Drive, but in the event that the market conditions relative to events and value of the gravel and rock with the property the City is trying to buy that push it out even further. Maybe 5 years is the latest window we would look at.

Bill mentioned there are comments both printed and hand delivered.

Clayton Skinner, 4441 N 400 W, his backyard is back to the property. They lease 3 of those acres currently. There is a spring back there with some of it piped and some just draining in a lower part right behind the houses on the west side. A concern is what would they do with the spring water, what would happen if some of the lots are sold with that on it, and would it be treated differently from a normal lot. Keith asked for Bill to address that one. Bill stated once the water comes out of the earth it is owned by someone. It sounds crazy but it is accounted for somewhere down stream which is part of a system that makes its way to the Great Salt Lake. The existing flow has to be maintained and the way to maintain it is to funnel it and channel it through storm drains or through existing natural drainages. There would be additional water to be accounted for in a subdivision due to the imperforated surfaces from runoff from roof tops, driveways, and roadways. That would be calculated and structured for a detention pond that would be somewhere on the property which would probably be towards the bottom, that is water flows normally. It would make its way to the natural drainages or storm drains. Clayton asked about the drainage in people's backyards. Bill stated like Alder Creek there is a natural drainage in people's backyards and will continue to be a natural drainage way. Clayton asked if it restricts what they can do. Bill stated yes it would restrict them as engineered on how it would enter the natural drainage and/or storm drain.

Wade Larsen, 4433 N 400 W, he is Clayton's neighbor. He knows it has been discussed of having everything pristine and beautiful but the only trees on the property are on the east side, which are cottonwoods and they do not last forever, and some evergreen trees up north. The issue would be they are all fed by the spring that goes through the backyards. His hope would be the developer who is concerned about the nature or what not of the Wadman Nature Park which does get its water from the water that comes through the backyards and hits the drainage system and then goes into Wadman Park. It has been

discussed multiple times with the Christoffersons if it is possible, he knows it is not well at least now, to have it be a green space and have it preserve the water that flows down and continues to save the trees. It is a slim and very small space and it would able to preserve all the issues with the backyards. His hope would be that the developers to come across and think about that situation and it would resolve the issue with water. Otherwise his concern would be what would happen once again with the backyards once that goes in as there is a lot of water especially this year. The ½ acre lots he understands that it is a matter of where does it begin and end is the main question which is up to the planning commission. That would be his main concern for the developers in order to keep something that does look natural to allow nature to have a natural thoroughfare for the animals for such to make it to Wadman Park.

Keith asked Bill if it would be appropriate to read each of the comments they have. Bill stated if he would like to but they have been given to every Planning Commission member as well as the applicant. They will be forwarded to the City Council members as well. Maybe point out the number of names you received. Keith read the list of names of those that are for or against that were emailed and/or given to the city before the meeting.

Those opposed:

Kim Cornet Steve Collier Marilyn Larsen Julie Farr List of 103 individuals

Asked Tim Healy to come up and asked if he could remember anything on the property or agreement. He stated he could not remember. He did say there were some discussions and some property owners that were concerned. He does remember when the sewer was put in Pleasant View; it went through some farms and private property. Keith read the letter from Mr. & Mrs. Christofferson of which is in the packet dated 06/25/2012 to the Mayor and City Council. Keith stated he does not see an agreement. Bill stated we looked everywhere, high, and low and could not find any agreement. We contacted the county for anything that was recorded against the property. We do have the easement agreement the owners gave to the city but we could not see anywhere that could be found that is legally binding on the City. That is good and bad. Bad as the clarity would be nice to have but the good thing would be now we get to make a decision on that given the current circumstances. Keith asked if he remembered. Tim Healy stated he could not remember.

Lynn Havasi, 695 W 4200 N, her concern is with additional people with the development coming in would the fire department be at capacity or are they already at maxed out as it is. Also, the police and other emergency vehicles would they be able to handle it. There are a lot of summer activity break-ins and would it bring more people and more traffic to be a risk. Also she has never seen as many sink holes in her life. That is crazy to her and wonders if it is from construction. Last concern would be the nature park which others have already stated.

Keith wanted make a comment about the water which Commissioner Karras brought up. He would not bring up the city but his employer did a survey and a study. Many geologists were involved. There are natural aquafers that come through North Ogden and Pleasant View than anywhere else in the state of Utah. You talk about sink holes, we have aquafers that are sometimes rising and sometimes drawings and it affects a lot of stuff. So what goes on underneath that ground we do not know and would always be a concern. That would be up to the developer to find out under the engineering.

A woman was speaking in the back corner and was not able to pick up comments on mic or on paper. Keith did the City has the letter but not the agreement. Then a gentleman spoke again not able to pick up comments on mic or on paper. Don, the developer, spoke the letter indicates a few things and nothing in there was binding and he wants them to make their decision as Pleasant View has changed a lot since 1970. Picturing a farmer, any farmer, why would you allow someone to dig up your field and put a pipe unless there was something in exchange. He then reread the letter Keith read previously. He brought up a map of the design that was given from the original subdivision which was spoken about in the letter. He stated they are going to take all the necessary precautions and if the development does not make sense then they will not do it. They desire ½ acre lots not smaller lots. He does not want to hold out for smaller

and play that game. He likes the feel and would like to have the ½ acre lots. The cool walk way at the Wadman nature park helped and Wadman will still have its own access. The Christofferson's access is not being used currently to the Wadman. They would like to think it would still be the same condition as it currently is now.

Keith stated he would entertain a motion to close as there were no more comments. Andy made the motion to close the public hearing and Jim seconded the motion. Voting was unanimous in favor to close the public hearing.

Andy they were currently only coming for a zone change asking RE-20 from A-5. With the easement they could do a subdivision as five acre lots which keep with the master plan. Bill stated there is an exception for properties that are east of 500 West which the property is at the very end of 500 West. Most of it extends to the east to development to smaller lots as desired. He was not sure why the exception is there but that came from a comment from property owners that made it through the general plan process, so that is where that language came from. That was included in staff report in the packet and highlighted. If they would like to allow the exception due to the fact it largely is east of 500 west. Keith made the comment it is more north which Bill did agree to. Bill stated the RR5s general plan designation indicate properties north of 4300 north provides the exception for properties east of 500 west. Keith stated he had a concern. It has to do with several things including water, the sensitive land area, the rural A-5 planning the City already had established, and do agree the Wadman nature park is a beautiful place as he going quiet often. He is concerned that changing it to RE-20 would affect the rural atmosphere there significantly. He worries about the sensitive lands as it buts up next to it as there should be a transition. Water he is very concerned about. Traffic he is not too concerned about but he is concerned as what it does to the master and general plan. It was decided that everything north of 4300 north for the most part would be 5 acre lots. Another would be as the proposed zone change is a legislative matter it would be a recommendation to City Council where the final decision is made. The basic test for this type of decision is whether or not it is a reasonable request. Broad discretion is given to the city to make this kind of decision however once it has been made the following on applications for site plan and conditional use permits and or subdivision of the property are generally not discretionary. If it is permissible and does not demonstrate affect the health and safety of the community it must be approved. So what would be approved tonight if we allow the zoning we would be opening the door for other things to enter the location. Bill stated that was the reason why he listed what was permitted and conditional use within the RE-20 zone to have them look to see if it is compatible or not. The property owners could come back and request again a zone change as things may have changed and the time they feel it is right to ask for the zone change. Keith stated he wanted it to be put out there the Wadman Park was put there for a reason to preserve a little piece of ground where nature could live and residents could enjoy and the rural A-5 atmosphere is conducive to what the general plan recommends. Nate understands on the concern but the boundary of the nature park is not changing and you can still visit the park and see the nature there. He is on the other side of the fence on this one. Kristi stated she agreed and if the engineers say it is good then she does not see a problem. They both stated the water and such is not part of a zone change which is what they were there for. If the zone was approved and they cannot solve those issues then they cannot develop it. Nate stated if it was denied now it would not be very responsible. There was some kind of agreement back in the day whether they were verbal or with a hand shake but he cannot ignore that. Keith stated he cannot either but he does reflect back to the general plan and master plan. Nate stated that is why the general and master plan is set in place but it is not set in stone. Dean asked how many dwellings are in Pleasant View now. Bill stated we have about 3000 residential sewer connections in the city. Dean asked when the City would be at max capacity. Bill has not done that calculation and it would depend on the current zoning. Dana has done that with the capital facility project. Bill believes if he remembers correctly it is about 6000 units. At full build out based on the current zoning. Keith asked if it would that be fair to say that is based south of 4300. Bill stated yes. Dean stated eventually someone would have to put water up by pole patch. Bill stated as far as culinary capacity and storage. We would work with a developer to get it up there if and when it goes through. The water is available, there are water tanks and gave locations. We have the water and the wells

produce sufficient for additional 34 homes connections or 50 whatever it works out to be. Dean asked the way our city is engineered today the max capacity is 6000 connections. If there is not water they do not get to have it. If they do not meet the engineering they will not be able to go ahead with the project. Keith asked a question to Lorin if he had any discussion fire issues up there. Lorin stated he has not spoken to Ryan the fire marshal about it no and he has not mentioned anything on it. Lorin did state as a rezone he does not have any issues. When they come in for a subdivision and go through how they would receive services and the drainage they will look at the studies and follow our current standards and ordinances. He stated there are a lot of issues with developing on a hill side like soil up there and sensitive lands. Ashley is concerned if we allow more lots or smaller lots the animals would not be there. Ashley stated it will cut it so hard the animals will not be there especially if there would be fences. Bill stated animals are interesting and tend to go where they can, where their food is, and where they feel safe. It currently is a field where they have been eating and enjoying. Ashley asked if they build 5 acre lots, Bill stated the impact would be much less. Ashley stated that concerns her and that is a reason people buy homes. The people that their property next to it having those trees shad even though the trees are on a different lot is concerning. Keith appreciated the comment. Andy wanted to make a comment as he has been there long enough to go through a few different general plans and listening to the different citizens and groups that came in regarding it. The citizens have spoken to keeping that as an A-5. It is times like this are the only times we get the feedback. The general plan shows the A-5 and that is why it was written like it has been. Keith did say there will come a time where safety would become a large issue. Don came back up asked about the zoning for Wadman Park. Bill stated it is an RE-20 zone.

Keith opened for a motion for the zone change. Nate recommended for approval of the rezone change, Kristi seconded the motion. Voting was split 5-2-1 passing the rezone. Recommend approval – Nate Karras, Kristi Hales, Jim Cummings, Dean Stokes, and Alicia Lund. Deny – Andy and Keith

From: Kim Cornett [mailto:kimhcornett@gmail.com]
Sent: Wednesday, June 5, 2019 8:35 AM
To: Bill Cobabe
Subject: Against Zone Change Next To Nature Park

As citizens of the wonderful city of Pleasant View, we want to voice our opposition to a zone change west of the nature park near 4300 North and 500 West.

This green space should be protected and making the zone change would negatively affect this small piece of nature-hood.

Respectfully,
Larry and Kim Cornett
4116 N 800 W
Pleasant View, Utah

From: MarLynn Larsen [mailto:marlynnlarsen@gmail.com]
Sent: Wednesday, June 5, 2019 12:24 PM
To: Bill Cobabe
Subject: Rezoning top of 500 West

Good afternoon! I have just signed Julie Farr's petition, and would like to voice my strong feelings on the matter of rezoning the area west of the nature park. No no no. I can see many problems, not the least of which are the detrimental effects to local/park wildlife and the springs running through there, the added traffic up and down 500 West from so many added residences, (already a continual problem from the trucks, and plenty busy with the high school roadside parking), concern for the safety of people on the crosswalks and those crossing 500 West as they walk the canal road with the added traffic. Crunching more homes into the area than current zoning allows would possibly be okay if built with larger-acreage lots. I think I read the current zoning is for 2-acre lots per home. While not ideal, that would be a far better option in my opinion. We bought our home here because of the large uncrowded lots. This potential half-acre lot change is not wanted by the neighbors here. Just no.

Thanks,
MarLynn Larsen

From: steve.surveys.utah [mailto:steve.surveys.utah@gmail.com]
Sent: Wednesday, June 5, 2019 7:14 PM
To: Bill Cobabe
Subject: Proposed Zone change

Bill, please share this message in the meeting Thursday as i cannot be present.

It is my understanding, from city code, that for a zone change to be approved by the city it must be proved to be a beneficial change to both current and future residents. Several concerned current residents have expressed great concerns of the detriment this change would cause to them, at least 100 have signed a petition against the change. Can you

please help me understand how this change can be proved to be beneficial to these current residents? I see only a benefit of financial gain for a developer which I do not believe is just cause for a zone change.

I hope that as our city official you will unite with the voices of our city and deny the zone change.

Steve Collier
Pleasant View City resident

From: Keith D. Preece [mailto:PreeceKD@churchofjesuschrist.org]
Sent: Friday, June 7, 2019 5:52 PM
To: Leonard Call; Sara Urry; 'Steve Gibson'; Jerry Burns; Ken Francis; Boyd Hansen
Cc: Bill Cobabe; Jill Hunt
Subject: Proposed Rezone from A-5 to RE-20 Marilyn Rees Applicant

Mayor and Members of the City Council,

I have never done this in the past nor do I intend to in the future, however; in our meeting on June 6th, 2019 the planning commission voted 5-3 to recommend the following to the City Council for approval.
Discussion/Decision: Proposed zone change from A-2 to RE-20 to parcels 16-012- 0017, 16-009-0020, 16-009-0067, and 16-012-0027 located north of 500 W and Skyline Dr (4300 N). Applicant: Marilyn Rees.
We had a full chamber of concerned citizens and signed petitions from close to 150 concerned residents. I tried to explain to my fellow commissioners the rezone request should not pass our body because of the following concerns:

1. The re-zone is close to and part of the sensitive land study. The soils are mostly unstable. Bill did a wonderful job of describing potential problems.
2. The water recharge rate of 3-5 years is of a major concern.
3. Lack of secondary water (none). It was pointed out that these issues would need to be addressed during engineering.
4. The general plan and city master plans has that area zoned A-5 for the rural esthetics the city has desired for close to 50 years.
5. There are concerns about the land use study as well as the hillside/sloping concerns.
6. The Wadman nature park is located where it is mainly because there is a path for nature to roam. I know this is personal to me but if this development goes through we will severe the access for the wildlife. My wife and I go there often and have enjoyed the peace and serenity, not only of the park but the openness to the north and west of the park.
7. Safety and fire protection. We are all aware of the wildfires that Pleasant View experienced last year. I think this should have been a clarion call and a warning. The higher and steeper we allow building, the more stress our FD will face to protect lives and properties.

The motion to approve was by a developer, and with the exception of commissioner Hales and Cummings the others voting in favor are new to the commission and are not familiar with the master and general plan. After the vote I had two members tell me they wished they had voted against the recommendation.????

I share this because I feel our vote to recommend approval was not accurately reflected under the circumstances. Now having stated that, the vote is on record and will stand as it should. This will now be addressed by your important body of elected officials to represent the citizens of Pleasant View. Of course I

will respect and accept your decision whatever it is. Some decisions are tough and regardless of the vote some will not be happy.

I hope I am not out of line for addressing your body as a member of the planning commission, however; I feel that my concerns should be shared and the reasons for sharing them.

Respectively,

Keith D. Preece, Chairman
Pleasant View City Planning Commission
From: Paul M Pitcher [mailto:pmp8695@gmail.com]
Sent: Thursday, June 20, 2019 6:42 PM
To: Bill Cobabe
Subject: Proposed Zoning Changes

In my opinion, care must be taken to protect and preserve our way of life in this great community. I am not anti growth because at one point in time we bought a home in a subdivision here in PV. There was opposition back then as well. I suggest that a buffer zone along the West side of the nature park be provided as a compromise to the situation. There would be fewer home sites available but still allowing for growth to take place.

Thank you for your consideration in this matter.

Paul and Elaine Pitcher

From: Amanda Poll [mailto:amandahurstpoll@yahoo.com]
Sent: Friday, June 28, 2019 9:46 AM
To: Bill Cobabe
Subject: Fw: Protect Wadman Park

Mr. Bill Cobabe

I am reaching out to you with great concern in regards to the potential changes that could occur to the land west of Pleasant View Wadman Park that is for sale. I am concerned about this wetland area and the impact a subdivision of 30 plus homes would have on the land, vegetation and wildlife, let alone the negative consequences from having an additional 90 plus cars coming through this area. This seems very irresponsible as a city to have such thoughtless insight as to this type of impact it could have. I am not anti-development. I feel like the land should stay as it is zoned for 5 acres parcels so the negative impact can be minimal. Originally the property was zoned as agriculture which would ideally be best suited for the betterment of the wildlife but if this property needs to be sold for development please be responsible for what the outcome will be for our city.
What is the city doing to protect the wildlife and citizens from potential traffic and endangerment?
Is the city receiving some time of compensation for this land for sale?
Why isn't Pleasant View concerned about the nature park and the potential harms?

Amanda Hurst Poll

(Staff has received several comments in both text message and email from Julie Farr. They are summarized in the attached document. The document following is the original petition/comment representing comments/opinions from those names attached)

WADMAN NATURE PARK AND WATER CONCERNS

Issue: The Pleasant View Planning Commission recently recommended a zoning change on the property west of Wadman Park despite a petition of over 100 names and vocal opposition. This would change A-5 Zoning (5 acre) to RE-20 (1/2 acre), with a plan to bring approximately **Thirty Four** homes on the property. This zoning change is going before our City Council for final approval on:
TUESDAY, JULY 9th AT 6:00 PM AT THE CITY OFFICE BUILDING.
We need concerned citizens to attend the meeting and voice their opposition by contacting the City Administrator, Bill Cobabe, at:
bcobabe@pleasantviewcity.com, 801-827-0468 (Office) or 801-200-2321 (Cell).

This change will negatively impact our park and community:

1) This area is designated emergent wetland with seasonal flooding according to https://geology.utah.gov/apps/wetlands/index.html. It sits in an Alluvial Fan, with increased risk. The disturbance of this sensitive soil & natural wetlands has adverse consequences. There are geologic and storm drain related issues.
2) Pleasant View describes these wetlands as "spring fed". Previous construction has shown that disturbed springs can create other water issues, even distant from the springs disturbed. Surrounding homes are then at risk of ground water issues.
3) Alder Creek goes through the property. Water flow is already restricted from prior construction and by fall it's a mere trickle, causing stagnation and harming flora.
4) Water availability, both culinary and secondary, is a concern. Planning Commission Minutes state in drought "the disservice would not be to these new folks but to those downstream". (Pg. 1) Current residents water needs are priority.
5) As a Nature Park, the park has been promoted as a quiet park, without even playground equipment. Higher density housing will increase the number of people and cars, bringing noise and light pollution to the surrounding area. RE-20 zoning will impair the peaceful, meditative, nature environment many need and rely on.
6) This large of subdivision will increase the traffic on 500 West, which could add 100 cars a day. This road has dangerous intersections, and is already the major thoroughfare for traffic and numerous loud gravel trucks. It needs constant repair.
7) Pleasant View has described the park this way: "you are sure to encounter wildlife—deer and pheasants (and other colorful birds)…" This new subdivision will make the park surrounded. Fenced backyards will inhibit wildlife movement.
8) The land for the park was a gift to the city and citizens of Pleasant View by the Wadman Family, and it was developed as a nature park. Changing the zoning harms this park, which is unique from any other park found in surrounding cities.
9) The Pleasant View Foothill Area Land Planning Study done in 2016 shows severe geological, soil, and groundwater recharge constraints in this location. A-5 Zoning is best use to protect this sensitive area. This should take precedence.

PLEASE JOIN US IN VOCALIZING A 'NO' ON THIS ZONING CHANGE
VISIT PLEASANTVIEWCITY.COM TO EASILY EMAIL OR CALL CITY OFFICIALS

Mr. Cobabe, June 5, 2019

We appreciate our Pleasant View elected officials and the employees who work to make our community a wonderful place to live; and to that end we are submitting our concerns in regards to the proposed zoning change of the parcels located north of 500 W and 4300 N. We would like to go on record in letting you know we are AGAINST the proposed zoning change.

These parcels are located right next to the Nature Park. Pleasant View describes the park in this way: "This beautiful, nine-acre nature park, which is located on spring-fed wetlands in Pleasant View, Utah, features mulch, asphalt, and boardwalk paths that encircle the entire park. According to the Pleasant View Recreation Department's website, while one explores the park, "you are sure to encounter wildlife—deer and pheasants (and other colorful birds) are very common in the area."

This serene park was made possible by a donation of the V. Jay Wadman family, who stipulated it to be a nature park. It has purposely been a "quiet park" for those reasons, and many citizens of Pleasant View do not want this park, or the wetlands that feed it, to be endangered. This property was a gift to the citizens of Pleasant View and we appreciate and love the beauty, wildlife, and peace found at the park.

There are several reasons why a change in zoning will be detrimental to the park and the land surrounding it:

1- Initially the land surrounding the park was zoned for 5-acre parcels. This was changed to A-2, which will already put the park and the wetlands at risk. An additional change to RE-20 will be even more detrimental.
2- The park already has a subdivision to the north and a fire station to the east. 4300 North below it has recently been widened to allow greater traffic. As the parcel develops on the west, the park will be completely enclosed, and the higher density housing proposed with RE-20 will limit the "encounter of wildlife-deer and pheasants and other colorful birds", which the park has come to be known for.
3- As a Nature Park, the park has been a quiet park. There is no playground equipment. Higher density housing will bring noise pollution, both in people and traffic, which up to this point have been avoided.

4- This area has wetlands that are "spring fed". It also has Alder Creek that runs all year. The previous construction above the park decreased the flow of the creek, and further construction will affect the wetlands and the creek flow. Changing the zoning will have even greater further negative effect.
5- This park was a gift to the city and citizens of Pleasant View. When that gift was made, there were stipulations made as to the development and use of the park. Changing the zoning of the parcels next to the park goes against that intent of it being a nature park, and it has already been changed from what it was when the park was donated!

We urge you to speak out against the proposed change. There are votes that are critical, as they can create changes that can never then be reversed. A vote to change the zoning to RE-20 would be such a vote, as it would forever change the landscape next to the park.

In just a matter of days, the following individuals have asked to have their voices heard as being against the zoning change; as word has spread there are more individuals desiring to be added to the list. These individuals come from areas throughout Pleasant View, and not just neighboring properties. There would be a number of these individuals present at the Planning Commission meeting, however they are involved in a Pioneer Trek. We would appreciate your support in making sure those voices are heard.

Thank You!

Individuals Against the Zoning Change

1. Julie Farr
2. Dennis Farr
3. Larry Jensen
4. Nancy Jensen
5. Sabrina Tracy
6. Rachel Cowley
7. Mimoza Ampagoomian
8. Charlotte Christopher
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10. Utana Porter
11. Kelley McGrath
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14. Marlea Furlong
15. Susana Picazarri
16. Carolyne Jensen
17. Shauna Smith
18. Sandy Downs Shaw
19. Eurnice Williams
20. Mac McKay
21. Sharon McKay
22. Julie Sheanshang
23. Jan Blackburn
24. Peggy Diamond
25. Bill Frost
26. Karen Frost
27. Julie Greenwood
28. Stewart Greenwood
29. Anne Greenwood
30. Ralph Oman
31. Julie Oman
32. Shawna Cragun
33. Janeen Parry
34. Morris Parry
35. Monette Parry
36. Jed Reed
37. Debbie Wayment Judkins

38. Don Davis
39. Ann Davis
40. Kaye Lee
41. Mike Cragun
42. Eliza Cragun
43. Christ McCord
44. Mark McCord
45. Joanne Schow
46. Andy Schow
47. Sylvia Parks
48. Glen Ames
49. Nicole Ames
50. Kim Cornett
51. Larry Cornett
52. Ray Peterson
53. Alisha Peterson
54. Julie Winterton
55. Brad Winterton
56. Kyle Winterton
57. LynDee Winterton
58. Chaulyn Isakson
59. Eric Isakson
60. Sarah Bond
61. Robert (Wes) Bond
62. Lynn Havasi
63. Joe Havasi
64. Kandle Battrick
65. Chris Battrick
66. Wendi Davis-Cox
67. MaRee Campbell
68. Steve Campbell
69. Dan McConkie
70. Brittany McConkie
71. Golden Decker
72. Sharon Decker
73. Dale Jones
74. Susie Jones
75. Craig Bowden
76. Kaitlyn DeJarnatt Kirk

77. Nate Kirk
78. Richard Medsker
79. Brenda Medsker
80. Rhonda Kay Wilden
81. Michael Wilden
82. Kay Pierce
83. Larry Pierce
84. Tom Mendenhall
85. Heidi Renner
86. Julee Garrett
87. Bryant Garrett
88. Jason Wright
89. Kyle Farr
90. Branch Jacobson
91. Marli Jacobson
92. Steve Campbell
93. Ma Ree Campbell
94. Heidi Renner
95. Julee Garrett
96. Jason Wright
97. Marianne Mower
98. Glen Mower
99. Jennifer Jones
100. Brad Jones
101. Dave Hilliard
102. Jacob Lewis

... and more coming in!

June 5, 2019

We appreciate our Pleasant View elected officials and the employees who work to make our community a wonderful place to live; and to that end we are submitting our concerns in regards to the proposed zoning change of the parcels located north of 500 W and 4300 N. We would like to go on record in letting you know we are AGAINST the proposed zoning change.

These parcels are located right next to the Nature Park. Pleasant View describes the park in this way: "This beautiful, nine-acre nature park, which is located on spring-fed wetlands in Pleasant View, Utah, features mulch, asphalt, and boardwalk paths that encircle the entire park. According to the Pleasant View Recreation Department's website, while one explores the park, "you are sure to encounter wildlife—deer and pheasants (and other colorful birds) are very common in the area."

This serene park was made possible by a donation of the V. Jay Wadman family, who stipulated it to be a nature park. It has purposely been a "quiet park" for those reasons, and many citizens of Pleasant View do not want this park, or the wetlands that feed it, to be endangered. This property was a gift to the citizens of Pleasant View and we appreciate and love the beauty, wildlife, and peace found at the park.

There are several reasons why a change in zoning will be detrimental to the park and the land surrounding it:

1- Initially the land surrounding the park was zoned for 5-acre parcels. This was changed to A-2, which will already put the park and the wetlands at risk. An additional change to RE-20 will be even more detrimental.
2- The park already has a subdivision to the north and a fire station to the east. 4300 North below it has recently been widened to allow greater traffic. As the parcel develops on the west, the park will be completely enclosed, and the higher density housing proposed with RE-20 will limit the "encounter of wildlife-deer and pheasants and other colorful birds", which the park has come to be known for.
3- As a Nature Park, the park has been a quiet park. There is no playground equipment. Higher density housing will bring noise pollution, both in people and traffic, which up to this point have been avoided.

4- This area has wetlands that are "spring fed". It also has Alder Creek that runs all year. The previous construction above the park decreased the flow of the creek, and further construction will affect the wetlands and the creek flow. Changing the zoning will have even greater further negative effect.
5- This park was a gift to the city and citizens of Pleasant View. When that gift was made, there were stipulations made as to the development and use of the park. Changing the zoning of the parcels next to the park goes against that intent of it being a nature park, and it has already been changed from what it was when the park was donated!

We urge you to speak out against the proposed change. There are votes that are critical, as they can create changes that can never then be reversed. A vote to change the zoning to RE-20 would be such a vote, as it would forever change the landscape next to the park.

In just a matter of days, the following individuals have asked to have their voices heard as being against the zoning change; as word has spread there are more individuals desiring to be added to the list. These individuals come from areas throughout Pleasant View, and not just neighboring properties. There would be a number of these individuals present at the Planning Commission meeting, however they are involved in a Pioneer Trek. We would appreciate your support in making sure those voices are heard.

Thank You!

Individuals Against the Zoning Change

1. Julie Farr
2. Dennis Farr
3. Larry Jensen
4. Nancy Jensen
5. Sabrina Tracy
6. Rachel Cowley
7. Mimoza Ampagoomian
8. Charlotte Christopher
9. George Christopher
10. Utana Porter
11. Kelley McGrath
12. Shawn McGrath
13. Julie McGrath
14. Marlea Furlong
15. Susana Picazarri
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41. Mike Cragun
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95. Julee Garrett
96. Jason Wright
97. Marianne Mower
98. Glen Mower
99. Jennifer Jones
100. Brad Jones
101. Dave Hilliard
102. Jacob Lewis
103. Matthew Owen

These people contacted to be on the petition and were gathered in just Two days time. It had to be cut off Wed. 3:30 pm though other names are still coming in. As citizens have became aware, there is tremendous support against this zoning change.

Thank you.

From: Bill Cobabe
Sent: Friday, July 05, 2019 11:31 AM
To: Laurie Hellstrom; Boyd Hansen; Boyd Hansen; Heather Gale; Jay Palmer; Jerry Burns; Jill Hunt; Ken Francis; Leonard Call; Ryon Hadley; Sara Urry; Steve Gibson; Steve Gibson; Tyson Jackson
Subject: RE: city council packet for June 9th

All -

This is additional information via email I just received from the applicant on the Christofferson Rezone:

From: Donald Mendenhall [mailto:donald@equityutah.com]
Sent: Friday, July 5, 2019 10:13 AM
To: Bill Cobabe; Marilyn Rees; Donald Mendenhall
Subject: Re: Christofferson...Pleasant View Development

Thank you Bill for your assistance. All we have at this point is the concept plan you have currently. We are not going to invest the additional money with the engineers, until the re-zone is completed. I would be happy however to address any questions the City Council requests. Let me know if I missed anything:

-We are requesting a re-zone to RE-20 (half acre minimum lots).
-We have laid our a concept plan that shows about 34 residential building lots.
-We will retain as many trees as physically possible, this is part of my love of the area and the ground.
-We are doing normal city streets and are trying to match the feel of both Alder Creek and the development immediately adjacent on the east.

We feel that these are beautiful well maintained neighborhoods and want this project to be a staple to Pleasant View like these two developments have been. If there have been any issues or concerns with these other two projects, we would love to know so we can address those issues now and make sure our project does not have the same issues?

-We see the parking and open space and traffic to be similar to what currently exists in the area.

We can get additional answers to questions as we work through the developmental agreement together.

-We do believe we have access to all the necessary utilities, and if something different is discovered in the future, we will be required to adjust our plans accordingly, or will not be able to move forward with the development. We are working one step at a time, first is the re-zone and after, we will work with our engineers and with the city and utility providers to ensure everything is done properly, and the way the city requires.

We already have a lot of excitement on this project, and as with any development, that will be both positive and negative. I feel bad, that you at the city only hear the negative comments, when people have concerns. We have been in communication with several individuals in the east development and many others, that have expressed an interest in living in this area when the lots come available.

I hope this answers your questions. Please let me know if there is anything else we need to do prior to our Tuesday night City Council Meeting?
Thank you!

-Don Mendenhall-

Cell: 801-628-7743
Equity Real Estate
"Your Real Estate Resource"

Thank you for your friendship and referrals!

(end of forwarded email)

Bill Cobabe, CFM, AICP
City Administrator
Pleasant View City
O: 801-827-0468
C: 801-200-2321

Please consider the environment before printing this email.

-----Original Message-----
From: Laurie Hellstrom
Sent: Friday, July 5, 2019 11:19 AM
To: Bill Cobabe; Boyd Hansen; Boyd Hansen; Heather Gale; Jay Palmer; Jerry Burns; Jill Hunt; Ken Francis; Leonard Call; Ryon Hadley; Sara Urry; Steve Gibson; Steve Gibson; Tyson Jackson
Subject: city council packet for June 9th

Please see the attached city council packet.

See you all on Tuesday.
Laurie

Long before Wadman started the Skyline Autobahn I had moved here in in 1990 the field north of the house contained coveys of quail that each covey numbered about in the thirties coming in from all directions, it was a beautiful sight to see the little chicks that looked like balls of fluff running around, we had Sand Hill Crane's, red-wing Black Birds and Black Birds with their beautiful songs, ducks and all kinds of birds that nested in the willows and trees, pheasants roosting in the trees in our back yard, tall grass that the Fire-fly's would glow in, there was a stream that ran through the trees to the pump house behind Perkins house, wild plum trees that were gorgeous in bloom.

Not long after I moved in I remember meeting two men and a lady out back of the yard one day that Pleasant View City has sent up to check out the area and I guess when they saw all the natural habit they did not take action to remove it and put something else in it's place.

Then Wadman took the land back and had the Army core of engineers come in and help with the road the machine they used to pack down the dirt was so powerful that it put cracks in my walls from the pounding, the road took out the cat-tails where the red-wing Black Birds and Black Birds were nesting the tall grass is gone so are the fire-fly's, they have mowed down all the bushes and nesting places that the quail need, their numbers have decreased by 90% or more as they have no protection from skunks, raccoon's and most of all the domestic cats that hunt there every night. There are no more pheasants through that part of the area, no more sand hill crane's coming in, the water, I believe, has been put underground about the only thing left over there since they got rid of most of the grasshoppers is a black top path and sticker weeds, it definitely is not a NATURE PARK no matter what the sign says.

While they were putting in the road the dust was unbearable, we could not enjoy the back yards for some time, we ask the city to have them spray water to keep the dust down but that only happened a couple of times. Inside our homes everything was covered in dust every day, it also affected my breathing as my lungs had been weakened by blood clots. My pond in the back yard was full of mud from the dust settling in it and before they were through I lost all the fish in the pond, the fellow that checked my pond, because my fish were dyeing, didn't know what it was but there was a film on the water cutting off the oxygen, I lost all my Koi, some I had had for five years.

I wish they had built the fire station on the property that is for sell now and left the field a real nature park.

From: CHAD & HEATHER WINWARD <chwinward@comcast.net>
Sent: Tuesday, October 18, 2022 11:43 PM
To: Amy Mabey; Leonard Call; ANEF@nutracorp.com; jeff.bolingbroke@gmail.com; jamescummings@readytek.net; dpark4680@gmail.com; deanstokes@msn.com; dmstolrow@yahoo.com; Kotter76@gmail.com; denjulfarr@aol.com
Cc: Ann Arrington; Steve Gibson; Dave Marriott; Phillip Nelsen; Sara Urry
Subject: A P.V. Citizen concerned about a proposed zoning change

Caution! This message was sent from outside your organization.

My name is Chad Winward and I am a 24-year citizen of Pleasant View City. I live just east of the Wadman Nature Park, very close to the 27-acre parcel of land located at approximately 500 West and 4300 North that is currently under consideration for re-zoning from A-5 to RE-20. I have numerous concerns about this, but I will try to be as short and concise as possible.

I express my own frustrations, as well as echo that of many of my neighbors (see the signed petition on file with the city from the last time this same proposal was discussed). Each time this has been brought up, it has been met with an overwhelming amount of concern and resistance. How many times must the citizens of this city be required to repeat their efforts? Impacts to water, soil, the Nature Park (and its associated wildlife), night skies/ light pollution, and a myriad of other concerns are all valid and remain so.

According to the Pleasant View General Plan, adopted 9/12/2017, this area is "designated this as sensitive land, which should have 5 acre lots or larger" (paraphrased from the city's own publication). My first question is this- If the city itself views this land as unsuitable for lots smaller than 5 acres, what has changed to even consider this? Has something about the land changed that makes it less sensitive to additional development? Has the soil composition or geological makeup of the area changed and can now support additional demands upon existing resources? Have we discovered an additional source of water that will feed the increased number of homes without negatively impacting surrounding properties, especially those 'downstream'? I could go on, but I think you see where this is going. It is my view that the burden of proof should be upon the developer to satisfactorily answer these and many other questions before moving even one more step forward with this proposal. It must show clearly what has changed (and how) to nullify the view of the city as stated in its own General Plan.

I have an additional concern that I believe very few have given much thought to, and it is focused upon the current state of the economy and its potential impact upon future development of this area. I could fill the next three pages with a list of all the concerns related to the economy at both the national and the global levels, but I don't think that would be necessary to get my point across. We have just seen a buying frenzy in the housing market that was brought to an abrupt halt not by a pandemic, but simply by a spike in interest rates. There are areas across the country where new developments are grinding to a halt because of the combination of inflation and sharply rising lending rates. Some customers are even choosing to pay the fine and walk away from their contracts because their mortgages will increase as much as $1K/month (or more) simply as a factor of the higher costs of borrowing. Cracks are showing everywhere across the national economy as defaults on variable rate loans (home, credit card, auto, etc.) are on the rise. The Federal Reserve has made it clear that they have no intention of backing off from rate increases any time in the near future until they are sure that inflation is tamed. Utah is fortunate because we often tend to maintain a slightly more robust economy than the national average. But we are not immune from the larger shocks that lurk right now. 2008 should remind us of that.

What does any of this have to do with this development? Simply this: Buyers who purchase and build on 5-acre lots tend to better off financially. They have more reserves, more stable incomes, smaller mortgages

relative to their income and net worth, and are generally less negatively impacted by the larger economic cycles. They are more likely to buy their property, finish their construction, and perhaps most important- *maintain it* regardless of downturns in the economy. If this land is divided into much smaller lots, it attracts buyers who obviously are at much higher risk of being negatively impacted if we fall into recession (which the stock and bond markets already declared that we have done). This development runs a high risk of not turning out at all as hoped & planned.

If you believe that pandemics are over, global energy shortages will resolve quickly, interest rates will soon settle back to where they recently were, wars will end, oil prices will return to normal, and the layoffs that are already beginning in large tech companies won't spill over to the broader job market, then please ignore my concerns and move forward with the proposal. If, however, you see the myriad of risks that lurk in the shadows that are highly likely to negatively impact new developments everywhere over the next several years, please vote NO to the request for a rezone of this area. Things don't feel too bad here *yet,* but it would only take a couple of the right dominoes falling to quickly and drastically change that. I don't want to see anyone get hurt (not even the developers) or have a new subdivision sitting with empty lots and partially finished homes, or even completed ones becoming vacant or falling quickly into disrepair. Is it likely? Maybe not yet, but to ignore the very real possibility is to choose ignorance.

Let's be satisfied with what already is, and not take on the additional risks associated with what could be. Doing so will accomplish the following:

-Maintain the integrity of this beautiful but sensitive and unique plot of land

-Keep the development in line with the will of the people who will be most impacted by it

-Avoid the many risks and pitfalls that could potentially befall this property due to national and global economies if re-zoned

-Create a development that is in harmony with its location: the front porch of Pole Patch, and the next-door neighbor of the Nature Park.

PLEASE VOTE "NO" TO THE REQUEST FOR A CHANGE TO THE CURRENT ZONING IN THIS AREA!

See you all Thursday. Thank you for your time,

Chad Winward

292 W 4350 N

Pleasant View, Utah

chwinward@comcast.net

BIO-WEST, Inc.

1063 West 1400 North
Logan, Utah
84321-2291
Ph: 435.752.4202
Fx: 435.752.0507
www.bio-west.com

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Fisheries and Aquatic Ecology

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Vegetation Resources

Watershed Sciences

Wetland Resources

Wildlife Resources

October 4, 2022

Mr. Jaiden Olsen
Ballpark Properties
6841 South 1300 East
Cottonwood Heights, Utah 84121

RE: Evaluation of the Christofferson Rezone Property Located in Pleasant View, Utah in Relation to the Foothill Area Land Planning Study Prepared by BIO-WEST and Adopted by the City in 2016.

Dear Mr. Olsen,

I am a Principal of BIO-WEST, Inc. (BIO-WEST), a certified planner (Certificate No. 126168), and a Utah licensed landscape architect (License No. 288588) with over 30 years professional experience. I was the Senior Planner and directed the interdisciplinary team of resource scientists that prepared the Pleasant View City Foothill Area Land Planning Study (Study) in the years 2015 and 2016. The following provides a summary of the findings within the study as they relate to your proposed rezone of the 21.6-acre property (subject property) referred to as the Christofferson Rezone located due north of the 4300 North 500 West intersection and west of the existing Wadman Park in Pleasant View, Utah (City).

Purpose of the Study: City officials hired BIO-WEST to conduct a comprehensive land planning study to obtain information that could be used in the proper management of future growth in the City's 3,421-acre foothill study area (study area). A major objective of the Study is to provide the City with effective tools that can be used to guide future growth and development in the study area, ensuring that the health, safety, and welfare of City residents is not compromised. The tools developed as part of the Study include:

- Natural Resource Inventory Maps
- Natural Resource Constraints Maps
- Potential Development Scenario Maps
- Recommended Development Master Plan Map
- Recommended Development Guidelines

The Study provides information and recommendations for developers, residents, elected officials, and City staff to use as the study area is developed over time. The Study was designed to guide development, not to constrain or restrict it. The Study recommended that development proposals should incorporate the findings of the Study, the Pleasant View City General Plan, and any existing City ordinances that may apply (BIO-WEST 2016).

The purpose of the Study is to direct future development within the study area, in order to protect important natural resources, avoid natural or human-made hazards, and preserve lands for future public use. Maps included in the Study were derived from published and unpublished information that was recorded over large geographical areas. As such, mapping components of the Study should not be taken literally without the benefit of more site-specific information when appropriate. The Study was intended to identify those areas where developers may be required to conduct more site-specific studies prior to development approval (BIO-WEST 2016).

Resource Inventory and Constraints Mapping: Using existing data and information from field investigations conducted as part of the Study, a team of BIO-WEST resource specialists mapped and evaluated characteristics of different natural and human-made resources within the study area, including Geomorphology, Geology, Earthquake Faults, Hydrology, Slope, Soils, Groundwater Recharge, and Water Source Protection Zones. A series of resource inventory maps and resource constraints maps were developed for the study area. The following summarizes the findings from those maps as pertains to the subject property:

- Geomorphology: The resource inventory map for geomorphology indicates that a majority of the subject property is in the "less active alluvial terrain" category with a small portion of the southern end of the property within the "Lake Deposit Beach Terrain." The resource constraints map identifies the subject property to be entirely within the "Moderate Constraints" category for landslide and avalanche hazards based on its distance from the mountain front above the City.

- Geology: The resource inventory map for geology indicates that the entire subject property lies within Holocene period "Alluvial Fan Deposits." The resource constraints map identifies the subject property to be entirely within the "Severe Constraints" category for this resource. The Geotechnical Engineering Study prepared for the subject property by CMT Technical Services (August 18, 2022) provides sufficient evaluation of geologic conditions and recommended mitigation measures for design and construction criteria at the site.

- Earthquake Faults: The resource inventory map for geological faults indicates that the entire subject property lies outside of any fault zones. The resource constraints map identifies the subject property to be entirely within the "Slight Constraints" category for this resource.

- Hydrology: The resource inventory map for hydrologic conditions indicates that there are no known active or inactive stream channels located on the subject property. The resource constraints map identifies the subject property to be almost entirely within the "Soil Types with Potential Flooding Limitations for Structures" category for this resource. The Geotechnical Engineering Study prepared for the subject property by CMT Technical Services (August 18, 2022) provides sufficient evaluation of soil conditions and recommended mitigation measures for design and construction criteria at the site.

- Slope: The resource inventory map for slope conditions indicates that a majority of the subject property lies within 0 – 10 percent slope category, with smaller portions of the subject property within the 10 – 15 percent, 15 – 20 percent, and 20 – 25 percent categories. The resource constraints map indicates that a majority of the subject property falls within the "No Constraints" category for this resource, with a small area in the northeast corner of the subject

property in the "Slight Constraints" category and a small area in the southwest corner of the subject property in the "Slight Constraints" and possibly "Moderate Constraints" categories.

- Soils: The resource inventory map for soil conditions indicates that nearly the entire subject property falls within the "Timpanogos Variant-Draper Complex, 3 to 10% Slopes (TDD)" soil type with a small portion of the subject property in the south end within the "Parleys Loam, 6 to 10% Slopes (PaD)" soil type. The resource constraints map identifies the TDD soil type as having "Moderate Constraints" and the PaD soil type as having "Severe Constraints." The Geotechnical Engineering Study prepared for the subject property by CMT Technical Services (August 18, 2022) provides sufficient evaluation of soil conditions and recommended mitigation measures for design and construction criteria at the site.

- Groundwater Recharge: The resource inventory map for groundwater recharge conditions indicates that the entire subject property, as well as a majority of the foothill study area, lies within the "Primary Recharge Zone" for groundwater. The resource constrains map identifies that the subject property is entirely within the "Severe Constraints" category for this resource.

- Water Source Protection Zones: The resource inventory map for water source protection zones indicates that the entire subject property lies outside of any drinking water source protection zones. As such, the entire subject property lies within an area of "No Constraints" for this resource on the resource constraints map.

It should be noted that the existing subdivisions immediately east of the subject property, north of 4300 North Street and eastward to the City boundary, which were developed prior to the Study and are currently zoned RE-20, all lie within the exact same resource constraint categories as the subject property, with the addition of being within the Severe Constraints category for Landslide and Avalanche due to their shorter distance from the mountain front above the City.

Potential Development Scenarios Maps: The Study included the creation of a series of development scenario maps that conceptualized alternative futures for the study area using a combination of the following land use categories: Existing Development Area, Potential Development Area, Existing Public Parks and Open Space, Potential Public Parks and Open Space, Potential Private Open Space, and No-Build Area. These scenarios utilized a Composite Constraints Map to guide where development should and should not occur. Each of the three scenarios created identified the subject property as a Potential Development Area with the potential for a future Non-Motorized Trail corridor. Scenario C: Maximum Open Space Concept also envisioned portions of the subject property as having Potential Private Parks and Open Space included with proposed development.

Recommended Development Guidelines: The Study includes a series of development guidelines which are provisions that should be incorporated into each development proposal submitted to the City. They include specific actions, designs, or criteria to be followed when developments are proposed within the study area. Recommended development guidelines that pertain to the subject property are presented below by resource category:

- Landslide and Avalanche: Guidelines for development in the landslide and avalanche hazard areas include avoiding locating public buildings in severe constraint areas and preventing

construction of all habitable buildings within 100 feet of active stream channels. The subject property does not involve these constraints.

- Debris Flow: Guidelines for development on alluvial fans include preserving existing vegetation within drainage channels and providing appropriate setbacks from drainage channels. The subject property does not involve these constraints.

- Faults: Guidelines for development within fault zones include requiring all utilities traversing fault zones be designed to withstand earthquake induced ground movement and preventing construction of habitable dwellings within 175 feet of know faults or landslide areas. The subject property does not involve these constraints.

- Hydrology: Guidelines for development in active hydrological areas include no development within the 100-year floodplain, no development within 30 feet of stream channels, no development within the mouths of identified canyons, no development within 16 feet of the Ogden-Brigham Canal, and no development within areas identified as limited for structures due to flooding based on site-specific soils data. The subject property does not involve these constraints.

- Slope: Guidelines for development on sloping terrain include limiting building on slopes steeper than 15 percent, avoiding building on slopes steeper than 20 percent, and prohibiting building on slopes steeper than 30 percent. The subject property may contain a small area in the south portion of the parcel that is steeper than 20 percent. A site-specific topographical survey of the subject property can confirm if there are any areas steeper than 20 percent and how to avoid or properly mitigate development in these areas.

- Soils: Guidelines for development on soils include ensuring that new development proposals are properly evaluated for potential impacts from severely restrictive soils. The Geotechnical Engineering Study prepared for the subject property by CMT Technical Services (August 18, 2022) provides sufficient evaluation of soil conditions and recommended mitigation measures for design and construction criteria at the site.

- Groundwater Recharge: Guidelines for development within groundwater recharge areas include requiring open channel designs for stormwater management, maintaining natural infiltration rates, and developing stormwater treatment and infiltration areas where impervious surfaces associated with developments impact infiltration. These measures should be incorporated into any proposed development on the subject property.

- Water Source Protection Zone: The subject property does not involve these zones.

Sensitive Area Overlay Zone: According to City Ordinance 18.38, there are a series of Site Plan Requirements and Considerations relevant to the subject property since it falls within the Sensitive Area Overlay Zone. These include the following which have been summarized from the ordinance:

- Impervious surfaces shall be limited to ten percent of the lot area.

- No building will be permitted on land where the natural terrain has a slope greater than twenty-five percent.

- A closed sewer system shall be required.

- Spark arrestors shall be installed and maintained in every fireplace.

- A grading plan shall be submitted to the Planning Commission and City Council for approval.

- A detailed plot plan of the lot to be developed shall be submitted to the Planning Commission showing lot lines, existing and proposed topographical contours, location of proposed roads, dwelling units, walks, driveways and patio areas, springs, and seeps, and all utility lines

- Structures shall not be placed on or across a fault.

- Structures in an earthquake sensitive area must comply with earthquake standards set forth in the Uniform Building Code.

- Flexible joints shall be required where utility lines cross identified faults.

- Areas sensitive because of flood potential shall be left in their natural state.

- In areas designated sensitive due to flood potential, no construction of any structures shall be permitted which will disrupt flow of water in a natural drainage channel, nor may a channel be filled, blocked or diverted.

- Street grades and profiles in any sensitive area must be approved by the City Engineer and the City Council with particular consideration being given to the control of stormwater runoff.

- In areas sensitive due to hydrologic soil conditions of moderate high or high run-off potential, natural vegetation when it is oakbrush and small trees, shall be removed only when necessary for roads, buildings, driveways, and landscaping purposes.

- Lots or groups of lots shall provide for the complete containment and controlled release of runoff water in accordance with recommendations of the City Engineer, as approved by the City Council.

- The Planning Commission, with the help of technical expertise, shall determine if the site is related to active or potential landslides, rock slides, or snow slides, and if so, the Planning Commission may require that the developer engage the services of an engineer-geologist who shall report his findings to the City Engineer who will evaluate and make necessary restrictions which must be complied with by the developer.

Conclusion: While the Study does not address or recommend zoning within the study area, proposed development on the subject property does not appear to conflict with any identified natural or man-made constraints that have not been addressed by further study (e.g., CMT Technical Services Geotechnical Engineering Study dated August 18, 2022). The proposed layout of the subdivision

appears to protect relevant natural resources located on the site as identified in the Aquatic Resources Delineation report prepared by Wetland Resources (May 2022) including forested areas, irrigation ponds, ditches, and emergent wetlands. These important site resources are proposed to be protected via dedicated open space as was contemplated in the Study. Additionally, these dedicated open space properties could be utilized for the location of a future non-motorized trail corridor as envisioned in the Study scenarios, potentially connecting Wadman Park to portions of the surrounding neighborhoods and the broader community via a comprehensive trail system.

If you have any further questions regarding our conclusion or the other items discussed above, please do not hesitate to call me at 435-752-4202 or e-mail me at csands@bio-west.com.

Sincerely,

Christopher Sands, ASLA, AICP
BIO-WEST Principal

My name is Ian Oxborrow. I live at 131 W 4300 N in Pleasant View and I am writing to express my opposition to the rezoning proposal of 27 acres of land at 500 W and 4300 N. I oppose this proposal for the same reasons I opposed rezoning that area last time.

Building any significant density of housing in that location will negatively affect the entire area's hydrology and the infrastructure of the entire neighborhood. The Pleasant View general plan is only five years old and designates that area as five acre lots. The five acre lots were designated there, at least in part, due to the Foothill Area Land Planning Study which showed that overdevelopment of that land would reduce groundwater supply and negatively affect runoff. Additionally, water availability, particularly secondary water availability is already an issue in this neighborhood. An addition of higher density housing will do nothing but exacerbate that issue. Third, dense development in that area which was intended for less dense housing will negatively impact the city owned Wadman Park.

The neighborhood and city expressed STRONG opposition to this measure the last time it was brought up. Tweaking the specifics on the rezoning request does not address any of the pertinent concerns previously raised and only frustrates me as a resident. I strongly oppose this rezoning proposal and expect the city council to reflect the neighborhood and city wishes on this issue.

Ian Oxborrow

12:25 LTE

4

+1 (801) 721-1566

Siri Found a Contact
Emily Hall
+1 (801) 721-1566

Add

Hey I wanted to send a quick text letting you know my husband and i still very much oppose the rezone of the land that backs our neighborhood. We want to see it remain 5 acres to preserve the area, wetlands snd water. It would also cause more vehicle traffic and therefore reduce safety in a very small area.

Do you think it's better to email the other council members or text?

Members of the Planning Commission and City Council,

I'm writing as a citizen of Pleasant View and want to speak to point 4, section c. "Rezone of 24 acres of land from Agricultural (A-5) to Residential (RE-20) located on 500 W 4300 N" on the agenda for the October 20 Planning Commission meeting. Because of prior commitments, neither my husband or I will be able to attend tomorrow's meeting and so I wanted to email the Council and Planning Commission in advance.

I live on the 400 W block of 4300 N and my property is directly adjacent to the 27 acres requesting a re-zone. I attended the Planning Commission meeting several years ago when the former developer requested a rezone of this land. I realize every citizen/developer has the right to request a rezone of their property and I respect their right to ask for this change. However, the facts of the rezone remain the same. The change from A-5 to RE-20 will exponentially increase the number of single family homes in this parcel, impacting water and negatively impacting the environment in our community. Although the developer has less homes initially plotted in his/her plan, there are plans for a second phase that would include even more homes. In addition to the water and environmental issues, the impact of additional traffic up and down 500 West every day should not be disregarded.

I understand that my family is directly impacted by this rezone request and so my opinion can be seen as biased; however, opposition to this rezone request isn't limited to my neighborhood. As noted by numerous Facebook posts and the petitions circulated during the previous rezone request, the citizens of Pleasant View have voiced their opposition to this change.

I hope you look to the facts surrounding the negative environmental impact this rezone request will make as you make your decision tomorrow evening.

Respectfully,

Wade and Kelly Larson

Hello. My name is Michelle Oxborrow. I am writing to express my opposition to the re-zoning of the 27 acres at the top of 4300 North.

It is frustrating to me that we are revisiting this issue again when it was decided that re-zoning this sensitive land area would be detrimental to current residents, future residents, the land itself, and the city at large.

The city plan was created with research and a purpose. Profits from land sales shouldn't be allowed to create a stream of detrimental effects for the entire community. The land study from 2016 explicitly showed that development of this land would create problems with the groundwater supply which affects all residents. My home could be in danger of groundwater problems if these natural underground springs were to be disturbed or redirected.

Included in my concerns are culinary and secondary water as we already suffer from lower pressure in our secondary water on 4300 N and adding more developments will only further impair that, and that is not even considering the drought conditions we are currently experiencing which only compounds the problem.

This proposed development would also create more traffic and safety hazards at the top of the hill (which is already heavily trafficked with the schools and ongoing construction/quarry trucks). It also would increase noise and traffic around the Nature Park, which would more than likely force wildlife to flee out of the park in its entirety.

Please stop the efforts to re-zone this land and stop allowing petitions to do so. Any development taking place on this land MUST follow the city plan (although my preference would be to turn the entire acreage into an extension of the nature park). I expect that you will enact the will of your constituents and stop entertaining ANY efforts to change the zoning of this land.

As this email was sent the Mayor and City Administrator, please provide a copy for all members of the Planning Commission and City Council.

Sincerely,
Michelle Oxborrow
131 W 4300 N

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Sincerely,
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131 W 4300 N

October 17, 2022

Leonard Call, Mayor
Ann Mabey, City Administrator

We have had the previous owner of the property at the top of 500 West try to change the zoning of his property, and we as neighbors objected to that change. The city was responsive to the objections and did not grant his request. I don't see why we need to go through this same process again, just because someone else bought it and also wants to make more money.

We moved here in 1984 and live on 425 West. One reason we bought here, was because of the quiet nature of the neighborhood. The owners of the property have every right to develop that land as per the A-5 zoning (5 A lots) when they bought it. However, we object to rezoning it to RE-20 (1/2 A lots) because of its impact on the water, on the neighboring Wadman Park, the traffic, and the neighborhood.

The smaller lot size would certainly increase the demand for irrigation water, and it is obvious how short the supply is already. With this five-year drought forcing a reduction in the water for the current residents, and the assurance that this is going to be a continuing problem with the only change being more severe, it is not wise to put the additional drain on the system that the rezoning would create.

Over the 30+ years we have lived here we have seen many new homes built and have welcomed our new neighbors. We look forward to welcoming more as the 5 acre lots are developed. But because of the many issues that the proposed zoning change, and resultant development have raised we strongly recommend that the Mayor, City Administrator, City Council and members of the Planning Commission TURN DOWN this request for a zoning change.

We appreciate your careful consideration of its impact, and our request. Please provide a copy of this letter to the members of the City Council and Planning Commission.

Respectfully,

Edward C Williams
Eunice D Williams

Edward and Eunice Williams

October 16, 2022

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Amy Mabey, City Administrator

I wish to express our concern about the latest proposed development of 28 acres above 4300 North, at 500 West. I don't know when that land was zoned A-5, but when my husband and I moved to our home on 500 West in Pleasant View in the spring of 1977, we were told that the land above 4300 North around 500 West was all zoned for one home on five (5) acre lots. My husband has since passed away. I do not oppose the owner's right to develop their property at the current zoning of A-5; but I do oppose changing the zoning to RE-20 (1/2 acre lots). To protect and maintain the resources of our beautiful city, I feel the City needs to MAINTAIN THE CURRENT ZONING of A-5 (5 acre lots), as designated by the adopted Pleasant View General Plan adopted September 12, 2017.

We loved the legacy left to Pleasant View City by V. J Wadman for the Wadman Park, and we appreciate the time, money, work, and effort put forth by the city and residents, as well as 4 or 5 Eagle Scout Projects to keep and improve this wonderful asset of the City. We do not want this Park, which is a benefit to all the City, to be destroyed for the wants of a few.

I feel that increasing the number of homes to be built next to the park would not be a "Legacy", but rather a "Disaster" to our City. It would greatly interfere with the presence of current wildlife. It would definitely increase the noise, cars, traffic, people; as well as raise water issues, such as road repairs, water runoff, and change in location of natural Springs. In all probability, it would change the availability of the city to provide services to current residents, as well as impact our City Budget.

I am also very concerned about the sensitivity of this land. If multiple homes are permitted, it will greatly diminish the groundwater recharging ability, which will impact **ALL** of the city, not just the adjacent properties.

There have been many homes built along 500 West since we moved here in 1977, and we welcomed our friends and neighbors. But because of the many issues that this proposed development has raised, I strongly encourage the Mayor, City Administrator, City Council, and members of the Planning Commission to DENY this zoning change. Thank you in advance for your consideration of this request.

I also request that you provide a copy of this letter to the Mayor, City Administrator, City Council, and all members of the Planning Commission.

Respectfully,

Charlotte R. Christopher

/s/ Charlotte R. Christopher

2022 PROPOSED HILLSIDE DEVELOPMENT BY WADMAN PARK

Issue: A developer is coming before the Pleasant View Planning Commission on **Thursday, October 20,th 6:00 pm** to request a zone change on approx. 28 acres above 4300 North next to Wadman Park. This would change the A-5 Zone (one home per 5 acres) to RE-20 (½ acres lots), which would add between *FOURTY to FIFTY homes. (number is unknown at this time)

THIS ZONE CHANGE WILL NEGATIVELY IMPACT OUR COMMUNITY:

1) This zoning change goes against the general and master plan of this hillside established long ago and more recently upheld by the 2017 Pleasant View General Plan, https://cdn5-hosted.civiclive.com/UserFiles/Servers/Server_3898810/File/2017_General_Plan.pdf (adopted September 12, 2017, "Development of this area should be either five-acre lots or larger and be sensitive to concerns related to storm water and detention and control." (pg 11) and by the voice of the citizens who live here. It will forever change our bench area land use and our resources.
2) Water availability, both culinary and secondary, is a great concern. We are in a second consecutive year of drought conditions. The minutes of Planning Commission Meeting of 06/06/19 (pg.1) states that in drought, "the disservice would not be to these new folks but to those downstream." Current residents water needs are a priority, as drought years are common and must be planned for.
3) Water flow is already restricted from prior construction causing limited water flow and stagnation during summer months.
4) In March 2016, a "Foothill Area Land Planning Study" was done that showed severe geological, soil, and ground water constraints on this property. "Groundwater recharge areas pose severe constraints to development. Development in these areas will create impermeable surfaces which will cause reduction to infiltration and the groundwater supply" (Page 13).
5) According to https://geology.utah.gov/apps/wetlands/index.html, this property has emergent wetland with seasonal flooding. Pleasant View describes these wetlands as "spring fed". Previous construction has shown that disturbed springs create other water issues, even distant from the springs disturbed. Surrounding homes are then at risk of ground water issues.
6) Wadman Nature Park is unlike any other park found in surrounding cities. A zone change will increase people and cars, bringing noise and light pollution. Wildlife movement and birds will be affected. The peaceful, meditative, and natural environment many citizens need & enjoy will be negatively impacted.
7) This large of subdivision will substantially increase the traffic on 500 West. This road has dangerous intersections, and is the major thoroughfare for traffic and gravel trucks. It already requires constant repair to handle the present traffic.
8) This zone change will set a precedent; other Pleasant View Bench areas currently zoned A-5 will view a departure from the general plan as their right as well. The rural esthetics the city has desired and planned for the last 50 years will be at risk.

PLEASE VOICE YOUR CONCERNS BY CONTACTING:

Amy Mabey, City Administrator: 801-827-0468 801-782-8529
amabey@pleasantviewcity.com

Leonard Call, Mayor: 801-940-6231 801-782-8529
lcall@pleasantviewcity.com

Oct 19 2022

Those of us who have lived in Pleasant View since its inception have had a vision of a neighborhood with homes and yards and views that reflect beauty and a tranquil neighborhood. Majestic Heights provided that. However, opportunists have been eyeing a property north of 500 W to build homes on which will deplete our water supply, create more traffic which is a safety concern. A builder will tell you anything to get the property he wants and the currant homeowners will be left with decisions that will change after new homes have been built. Who will profit from this sale? not those of us who live in the immediate neighborhood. I'm asking that this property won't be re zoned

Jeanene G. Madsen
4274 N. 500 W.
Pleasant View, Ut. 84414

Hi Amy I am sending in a message regarding the new development Canyon ledge. I don’t know a whole lot about the issue but definitely would be concerned about a reduction in groundwater this might cause. Thank you for being willing to hear peoples concerns!

Stacey Dixon 3080 n 325 w

Dear Leaders,
We urge you to please reconsider the zoning prospects for this sensitive land and not allow a zone change that will negatively impact our community.
Having moved here to Pleasant View 3 years ago from California, we bought a preexisting home in what looked like a peaceful place away from congestion and traffic with many nature trails close to enjoy. We thought we had moved away from the policies of California that takes beautiful and pristine land and turns it into suburb after suburb.
What lead us to Pleasant View, and what we considered paradise, was the peaceful nature views surrounding its hillsides along with its quiet roads. It has been a joy to live here now but it seems overdevelopment is coming here too just like in California. We hope it will not require us to move on with the changes that seem to be coming.
These are lessons sadly learned too late in California that seem to be happening here:
1. Overdevelopment in communities that were mostly rural and peaceful along the hill slopes.
2. Water shortages for all because of overdevelopment.
3. Lack of character to the community through its parks and open nature spaces since it is now suburbs.
4. Lack of commitment to the community (because of the above reasons) that have people move out of their homes (which we did in California).
We want to make Pleasant View our permanent home and love it here so please be very careful of the decisions you are making that impact the lives of so many of your community. Thank you for your time and consideration.

Sincerely,
William and Amy Tall
4285 N 250 W
Pleasant View, Utah
84414

From: CHAD & HEATHER WINWARD <chwinward@comcast.net>
Sent: Tuesday, October 18, 2022 11:43 PM
To: Amy Mabey; Leonard Call; ANEF@nutracorp.com; jeff.bolingbroke@gmail.com; jamescummings@readytek.net; dpark4680@gmail.com; deanstokes@msn.com; dmstolrow@yahoo.com; Kotter76@gmail.com; denjulfarr@aol.com
Cc: Ann Arrington; Steve Gibson; Dave Marriott; Phillip Nelsen; Sara Urry
Subject: A P.V. Citizen concerned about a proposed zoning change

Caution! This message was sent from outside your organization.

My name is Chad Winward and I am a 24-year citizen of Pleasant View City. I live just east of the Wadman Nature Park, very close to the 27-acre parcel of land located at approximately 500 West and 4300 North that is currently under consideration for re-zoning from A-5 to RE-20. I have numerous concerns about this, but I will try to be as short and concise as possible.

I express my own frustrations, as well as echo that of many of my neighbors (see the signed petition on file with the city from the last time this same proposal was discussed). Each time this has been brought up, it has been met with an overwhelming amount of concern and resistance. How many times must the citizens of this city be required to repeat their efforts? Impacts to water, soil, the Nature Park (and its associated wildlife), night skies/ light pollution, and a myriad of other concerns are all valid and remain so.

According to the Pleasant View General Plan, adopted 9/12/2017, this area is "designated this as sensitive land, which should have 5 acre lots or larger" (paraphrased from the city's own publication). My first question is this- If the city itself views this land as unsuitable for lots smaller than 5 acres, what has changed to even consider this? Has something about the land changed that makes it less sensitive to additional development? Has the soil composition or geological makeup of the area changed and can now support additional demands upon existing resources? Have we discovered an additional source of water that will feed the increased number of homes without negatively impacting surrounding properties, especially those 'downstream'? I could go on, but I think you see where this is going. It is my view that the burden of proof should be upon the developer to satisfactorily answer these and many other questions before moving even one more step forward with this proposal. It must show clearly what has changed (and how) to nullify the view of the city as stated in its own General Plan.

I have an additional concern that I believe very few have given much thought to, and it is focused upon the current state of the economy and its potential impact upon future development of this area. I could fill the next three pages with a list of all the concerns related to the economy at both the national and the global levels, but I don't think that would be necessary to get my point across. We have just seen a buying frenzy in the housing market that was brought to an abrupt halt not by a pandemic, but simply by a spike in interest rates. There are areas across the country where new developments are grinding to a halt because of the combination of inflation and sharply rising lending rates. Some customers are even choosing to pay the fine and walk away from their contracts because their mortgages will increase as much as $1K/month (or more) simply as a factor of the higher costs of borrowing. Cracks are showing everywhere across the national economy as defaults on variable rate loans (home, credit card, auto, etc.) are on the rise. The Federal Reserve has made it clear that they have no intention of backing off from rate increases any time in the near future until they are sure that inflation is tamed. Utah is fortunate because we often tend to maintain a slightly more robust economy than the national average. But we are not immune from the larger shocks that lurk right now. 2008 should remind us of that.

What does any of this have to do with this development? Simply this: Buyers who purchase and build on 5-acre lots tend to better off financially. They have more reserves, more stable incomes, smaller mortgages

relative to their income and net worth, and are generally less negatively impacted by the larger economic cycles. They are more likely to buy their property, finish their construction, and perhaps most important- *maintain it* regardless of downturns in the economy. If this land is divided into much smaller lots, it attracts buyers who obviously are at much higher risk of being negatively impacted if we fall into recession (which the stock and bond markets already declared that we have done). This development runs a high risk of not turning out at all as hoped & planned.

If you believe that pandemics are over, global energy shortages will resolve quickly, interest rates will soon settle back to where they recently were, wars will end, oil prices will return to normal, and the layoffs that are already beginning in large tech companies won't spill over to the broader job market, then please ignore my concerns and move forward with the proposal. If, however, you see the myriad of risks that lurk in the shadows that are highly likely to negatively impact new developments everywhere over the next several years, please vote NO to the request for a rezone of this area. Things don't feel too bad here *yet,* but it would only take a couple of the right dominoes falling to quickly and drastically change that. I don't want to see anyone get hurt (not even the developers) or have a new subdivision sitting with empty lots and partially finished homes, or even completed ones becoming vacant or falling quickly into disrepair. Is it likely? Maybe not yet, but to ignore the very real possibility is to choose ignorance.

Let's be satisfied with what already is, and not take on the additional risks associated with what could be. Doing so will accomplish the following:

-Maintain the integrity of this beautiful but sensitive and unique plot of land

-Keep the development in line with the will of the people who will be most impacted by it

-Avoid the many risks and pitfalls that could potentially befall this property due to national and global economies if re-zoned

-Create a development that is in harmony with its location: the front porch of Pole Patch, and the next-door neighbor of the Nature Park.

PLEASE VOTE "NO" TO THE REQUEST FOR A CHANGE TO THE CURRENT ZONING IN THIS AREA!

See you all Thursday. Thank you for your time,

Chad Winward

292 W 4350 N

Pleasant View, Utah

chwinward@comcast.net

October 17, 2022

Leonard Call, Mayor
Ann Mabey, City Administrator

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Respectfully,

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Eunice D Williams

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Respectfully,

Charlotte R. Christopher

/s/ Charlotte R. Christopher

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THIS ZONE CHANGE WILL NEGATIVELY IMPACT OUR COMMUNITY:

1) This zoning change goes against the general and master plan of this hillside established long ago and more recently upheld by the 2017 Pleasant View General Plan, https://cdn5-hosted.civiclive.com/UserFiles/Servers/Server_3898810/File/2017_General_Plan.pdf (adopted September 12, 2017, "Development of this area should be either five-acre lots or larger and be sensitive to concerns related to storm water and detention and control." (pg 11) and by the voice of the citizens who live here. It will forever change our bench area land use and our resources.
2) Water availability, both culinary and secondary, is a great concern. We are in a second consecutive year of drought conditions. The minutes of Planning Commission Meeting of 06/06/19 (pg.1) states that in drought, "the disservice would not be to these new folks but to those downstream." Current residents water needs are a priority, as drought years are common and must be planned for.
3) Water flow is already restricted from prior construction causing limited water flow and stagnation during summer months.
4) In March 2016, a "Foothill Area Land Planning Study" was done that showed severe geological, soil, and ground water constraints on this property. "Groundwater recharge areas pose severe constraints to development. Development in these areas will create impermeable surfaces which will cause reduction to infiltration and the groundwater supply" (Page 13).
5) According to https://geology.utah.gov/apps/wetlands/index.html, this property has emergent wetland with seasonal flooding. Pleasant View describes these wetlands as "spring fed". Previous construction has shown that disturbed springs create other water issues, even distant from the springs disturbed. Surrounding homes are then at risk of ground water issues.
6) Wadman Nature Park is unlike any other park found in surrounding cities. A zone change will increase people and cars, bringing noise and light pollution. Wildlife movement and birds will be affected. The peaceful, meditative, and natural environment many citizens need & enjoy will be negatively impacted.
7) This large of subdivision will substantially increase the traffic on 500 West. This road has dangerous intersections, and is the major thoroughfare for traffic and gravel trucks. It already requires constant repair to handle the present traffic.
8) This zone change will set a precedent; other Pleasant View Bench areas currently zoned A-5 will view a departure from the general plan as their right as well. The rural esthetics the city has desired and planned for the last 50 years will be at risk.

PLEASE VOICE YOUR CONCERNS BY CONTACTING:

Amy Mabey, City Administrator: 801-827-0468 801-782-8529
amabey@pleasantviewcity.com

Leonard Call, Mayor: 801-940-6231 801-782-8529
lcall@pleasantviewcity.com

Oct 19 2022

Those of us who have lived in Pleasant View since its inception have had a vision of a neighborhood with homes and yards and views that reflect beauty and a tranquil neighborhood. Majestic Heights provided that. However, opportunists have been eyeing a property north of 500 W to build homes on which will deplete our water supply, create more traffic which is a safety concern. A builder will tell you anything to get the property he wants and the currant homeowners will be left with decisions that will change after new homes have been built. Who will profit from this sale? not those of us who live in the immediate neighborhood. I'm asking that this property won't be re zoned

Jeanene G. Madsen
4274 N. 500 W.
Pleasant View, Ut. 84414

Hi Amy I am sending in a message regarding the new development Canyon ledge. I don’t know a whole lot about the issue but definitely would be concerned about a reduction in groundwater this might cause. Thank you for being willing to hear peoples concerns!

Stacey Dixon 3080 n 325 w

Dear Leaders,
We urge you to please reconsider the zoning prospects for this sensitive land and not allow a zone change that will negatively impact our community.
Having moved here to Pleasant View 3 years ago from California, we bought a preexisting home in what looked like a peaceful place away from congestion and traffic with many nature trails close to enjoy. We thought we had moved away from the policies of California that takes beautiful and pristine land and turns it into suburb after suburb.
What lead us to Pleasant View, and what we considered paradise, was the peaceful nature views surrounding its hillsides along with its quiet roads. It has been a joy to live here now but it seems overdevelopment is coming here too just like in California. We hope it will not require us to move on with the changes that seem to be coming.
These are lessons sadly learned too late in California that seem to be happening here:
1. Overdevelopment in communities that were mostly rural and peaceful along the hill slopes.
2. Water shortages for all because of overdevelopment.
3. Lack of character to the community through its parks and open nature spaces since it is now suburbs.
4. Lack of commitment to the community (because of the above reasons) that have people move out of their homes (which we did in California).
We want to make Pleasant View our permanent home and love it here so please be very careful of the decisions you are making that impact the lives of so many of your community. Thank you for your time and consideration.

Sincerely,
William and Amy Tall
4285 N 250 W
Pleasant View, Utah
84414