



Pleasant View Planning Commission

Meeting Agenda

Thursday, September 15, 2022

6:00 p.m.

- 6:00 P.M. 1. **Call to Order.**
- a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought.
(Commissioner Jeff Bolingbroke)
 - b. Declaration of Conflicts of Interest.
- 6:05 P.M. 2. **Site Plan for Temporary Pumpkin Stand.** Consideration of a Site Plan for a temporary Pumpkin Stand at 2700 North 1142 West.
- 6:20 P.M. 3. **Conditional Use Permit for Carwash Development.** Consideration of a Conditional Use Permit to allow for a carwash within the CP-2 Zone at 500 West 2700 North.
- 6:35 P.M. 4. **Site Plan for Carwash Development.** Consideration of a Site Plan for a carwash at 500 West 2700 North.
- 6:50 P.M. 5. **Adjournment.**

*Notice is hereby given that the Planning Commission of Pleasant View City will hold a special meeting at the City Office Building, 520 W Elberta Dr. on **Thursday, September 15, 2022, at 6:00 PM.***

Notice posted September 12, 2022/Amy Mabey, City Administrator

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



Planning Commission Staff Report

Best Witches Pumpkin Stand

Site Plan Review

September 14, 2022

BASIC INFORMATION

Applicant:	Shay East, Basic Witches
Owner:	Lake Park LLC
Location:	2700 North 1142 West South
Zone:	Commercial (C-2)

PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider the site plan for a permitted temporary use. The applicant has completed a business license application and land use agreement with the property owner. The existing site plan does not adhere to the appropriate setbacks and should be modified to address these setbacks for safety reasons.

Pleasant View City Code § 18.27.070 Site Plan Required
For all permitted and conditional uses, detailed site, grading, drainage, landscape and utility plans are required. A checklist of requirements for the site plan shall be maintained by the city but the general intent is that any plan submitted shall be sufficiently detailed so that all issues pertaining to the development of the site can be clearly understood. Such plans shall be to scale.
Pleasant View City Code § 18.27.040 Setback Standards
A. Front Yard. 1. The minimum setback for buildings and parking shall be twenty feet . Such areas shall be permanently landscaped except for access drives and pedestrian accommodations.

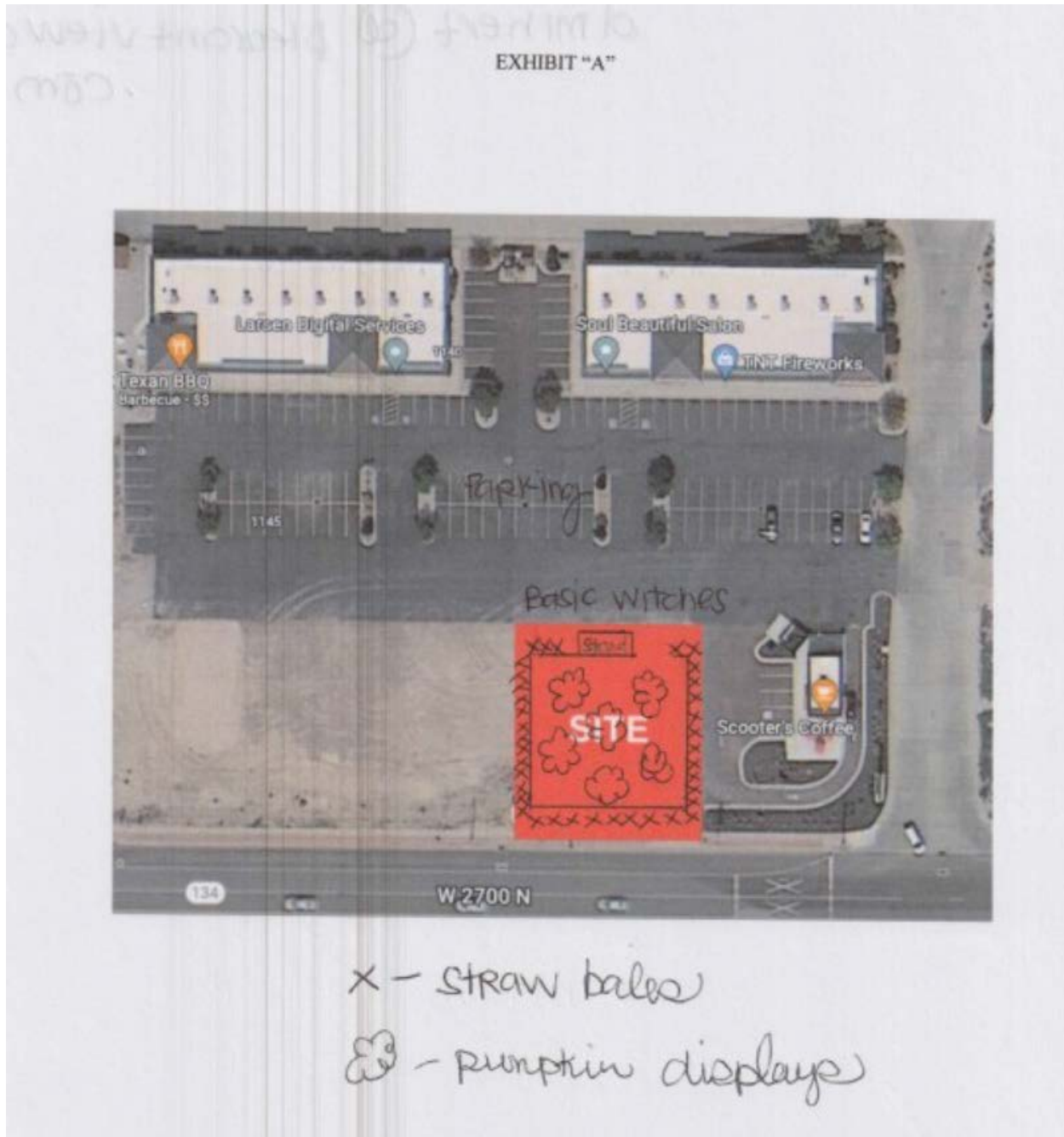
STAFF RECOMMENDATION

Staff recommends approval of the site plan for the permitted use of a temporary business with adherence to applicable setbacks.

STAFF CONTACT

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

ATTACHMENT 1) Proposed Site Plan





Planning Commission Staff Report

Shiny Shell Carwash

Conditional Use and Site Plan Review

September 14, 2022

BASIC INFORMATION

Applicant:	Mitch Morris with Coldwater Capital LLC
Owner:	Laloli Properties
Location:	500 West 2700 North
Zone:	Planned Commercial (CP-2)

PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider two actions related to a proposed carwash development:

1. Consideration of allowing for the carwash as a conditional use in the CP-2 Zone; and
2. Consideration of a proposed site plan for the development.

Planning Commission review considers the following:
• The use contributes to the general well-being of the community. • The use is not detrimental to health, safety, and general welfare of the public and land. • The use is compatible with the surrounding and/or planned uses of the community. • The use will comply with the regulations and conditions of the city code. • The proposed use conforms to the goals and policies of the General Plan.

Staff recommends that approval of the conditional use and site plan be contingent upon the subdivision addressing all final items and comments. Additionally, due to severe drought, staff recommends that an approval also be contingent on installation and use of a 4-inch commercial water meter.

BACKGROUND AND PROPOSAL

The proposed site is located within a subdivision plat that has received preliminary and final approval, contingent on finalized traffic plans with UDOT, upon the completion of an escrow agreement for the subdivision development and addressing remaining staff comments. The final outstanding items are being coordinated and are anticipated to be addressed in the coming weeks.

Timeline for Subdivision Considerations

Jan. 21, 2022 Planning Commission recommendation to City Council for approval of 2700 North Preliminary Subdivision.

Feb. 22, 2022 City Council approval of 2700 North Preliminary Subdivision with conditions.

Apr. 13, 2022 City Council approval of Final Subdivision with final conditions.

Utah Code sites specific standards for consideration of a conditional use. 10-9a-507.

Conditional uses.

(1) (a) A municipality may adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with objective standards set forth in an applicable ordinance.

(b) A municipality may not impose a requirement or standard on a conditional use that conflicts with a provision of this chapter or other state or federal law.

(2)(a)

(i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

(ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use **does not require elimination of the detrimental effects.**

(b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.

(c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.

(3) A land use authority's decision to approve or deny conditional use is an administrative land use decision.

(4) A legislative body shall classify any use that a land use regulation allows in a zoning district as either a permitted or conditional use under this chapter.

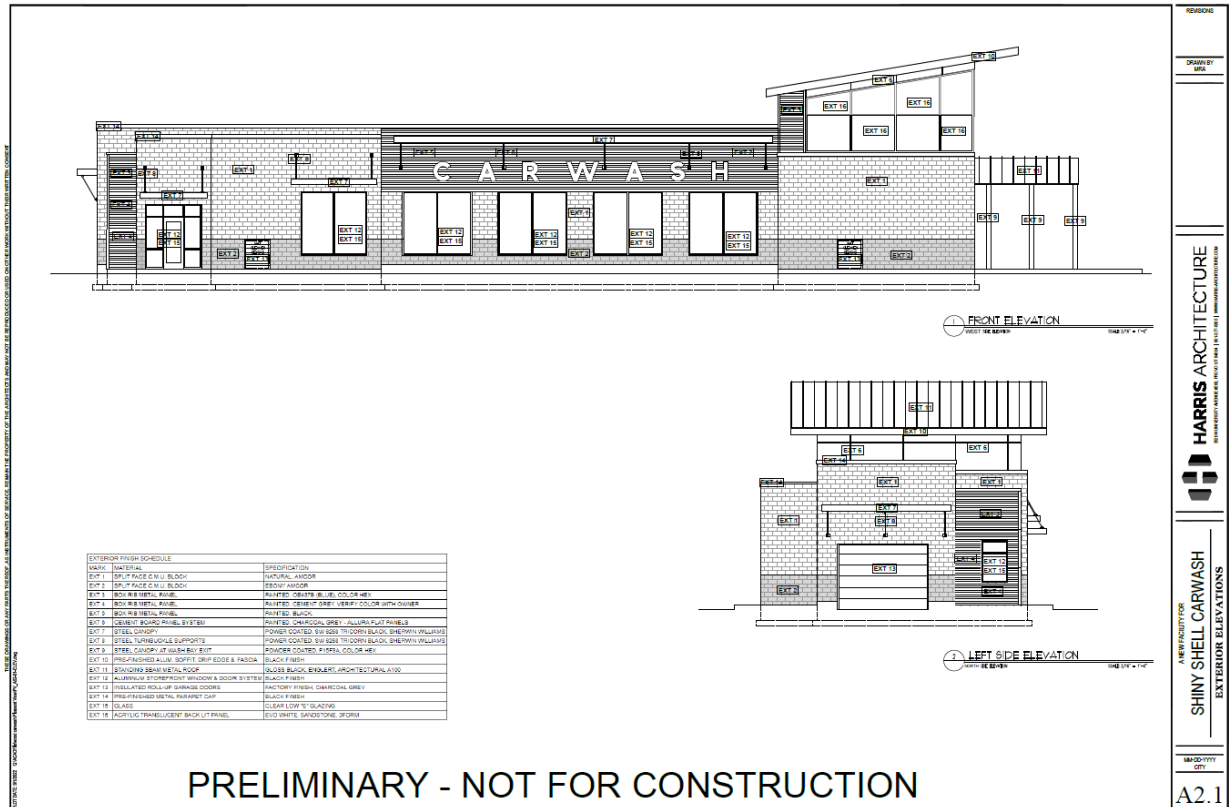
STAFF REVIEW

This site plan review is conditional on approval of the conditional use as well as meeting the subdivision final approval and recordation.

The following site plan shows the flow of traffic, vehicle movement, areas for parking, landscaping, a playground amenity (built and installed to International Play Equipment Manufacturers Association standards), and dumpster with enclosure. The applicant stated the plans meet water-wise landscaping with sod, trees, and bushes. A fence will be installed around the playground area.



The building elevations depict the design of the building from all sides, include varying rooflines, a variety of building materials, window treatments, etc. The applicant stated the materials will consist of 1) gray and charcoal split face CMU block, 2) blue ACM panel, 3) gray standing seam metal roof above tower element, 4) black parapet cap, and 5) minor wood and steel framing. The following elevation drawings show the building meeting a modern architecture type design.



STAFF COMMENTS

1. The use contributes to the general well-being of the community.
The carwash use is supported by the General Plan goals and objectives. The city must continue to expand and diversify sources of revenue and actively participate in the growth of businesses in many industries, including retail, office space, and manufacturing. There is only one other carwash in the city, Quick Quack, closer to the west boundary on 2700 N. This one would be near the east boundary along 2700 N.
2. The use has limited detriments to the health, safety, and general welfare of the public and land. The potential noise and visual impacts associated with the use will be mitigated by having all equipment used and stored within the building. A large percentage of the water used is recycled and repurposed.
3. The use and site plan are compatible with the surrounding and/or planned uses of the community. The proposed use will be compatible with the surrounding commercial type uses. The site plan will need to be modified to reflect the UDOT approved access (see attached letter from UDOT) and match the recorded subdivision plat. Once the plat is recorded, this proposed use and site plan will fit

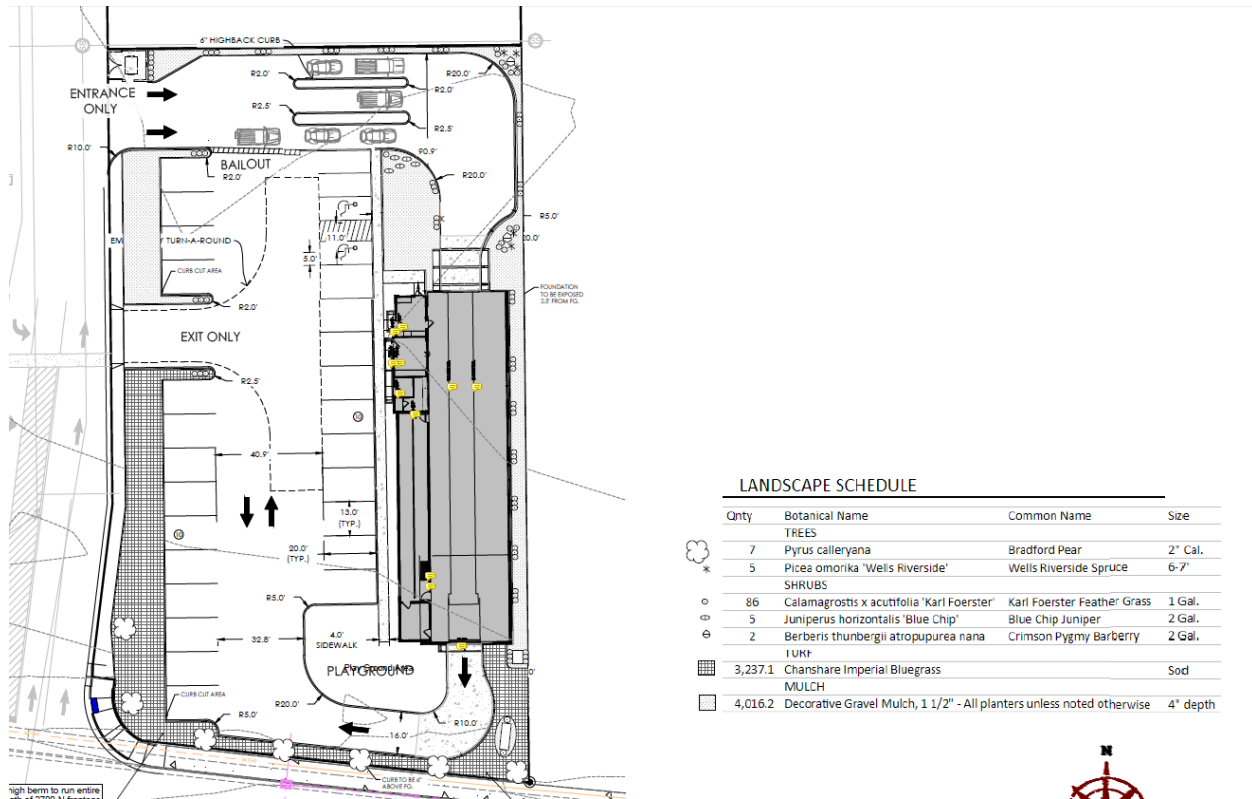
in with the future development plan of this area. The access will need to be installed with or prior to this development.

4. The use will comply with the regulations and conditions of the city code. The proposed use, building, and site will need to comply with the city codes and will be conditions of approval. The site plan conditions and corrections will need to be satisfied prior to obtaining building permits. Planning staff offers the following review comments for consideration:

- a. Landscaping

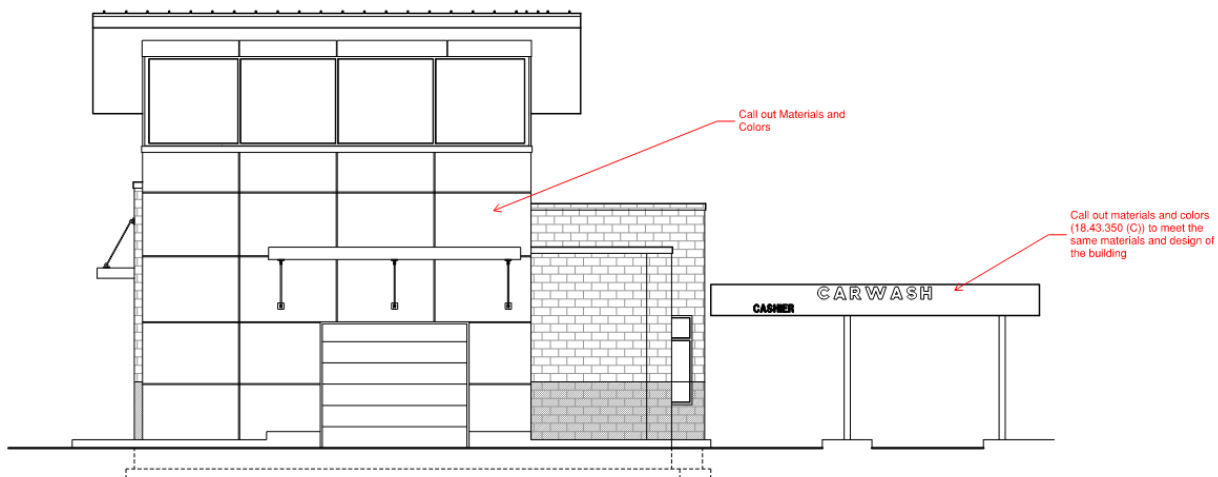
The landscaping plan will need to include material details, accommodate pedestrian seating (18.42.320(F)), and additional street trees along 2700 N. The code calls out Bradford Pear trees along 2700 N. The plans will need to meet this requirement. The landscaping along the sidewalk facing the internal accessway should include trees and benches as stated in the code (18.43.260). The code calls for a minimum two-foot (2') berm in the landscaped setback between 2700 N and the site (18.43.280 E)).

Additionally, the transformer will need to be relocated to the rear or screened from the street (18.43.270). Staff recommends a masonry enclosure to match the building, and/or medium to tall evergreen shrubs or tall grasses.



b. Drive-through Window

The drive through cover will need to be integrated structurally and architecturally into the design of the building (18.43.350(C)). The building elevation drawings will need to be updated to call out materials and color of the drive through cover. Staff recommends adding masonry block to the beams supporting the cover to match the building.



c. Walkway Connections

The connections and paths for pedestrians should be considered between parking stalls, existing and proposed sidewalks, entrances, through landscaped areas and drive aisles. Staff recommends include walkway connections between employee parking and the building.

d. Dumpster Enclosure

The dumpster enclosure details are missing from the set of plans. The enclosure will need to be designed to include masonry block for screening and compatibility with the site.

STAFF RECOMMENDATION

Staff recommends approval of the conditional use at 500 W 2700 N for a carwash, subject to meeting the following:

1. Show UDOT approved access on site plan and be installed before or with the site.
2. Final plans with installation and use of a 4-inch commercial water meter.
3. Show utilities and meet all department staff review comments.
4. Update landscape and site plan to meet redlines shown above.
5. Submit design details for the drive through covering and dumpster enclosure.

Public Comment

There have been no comments currently.

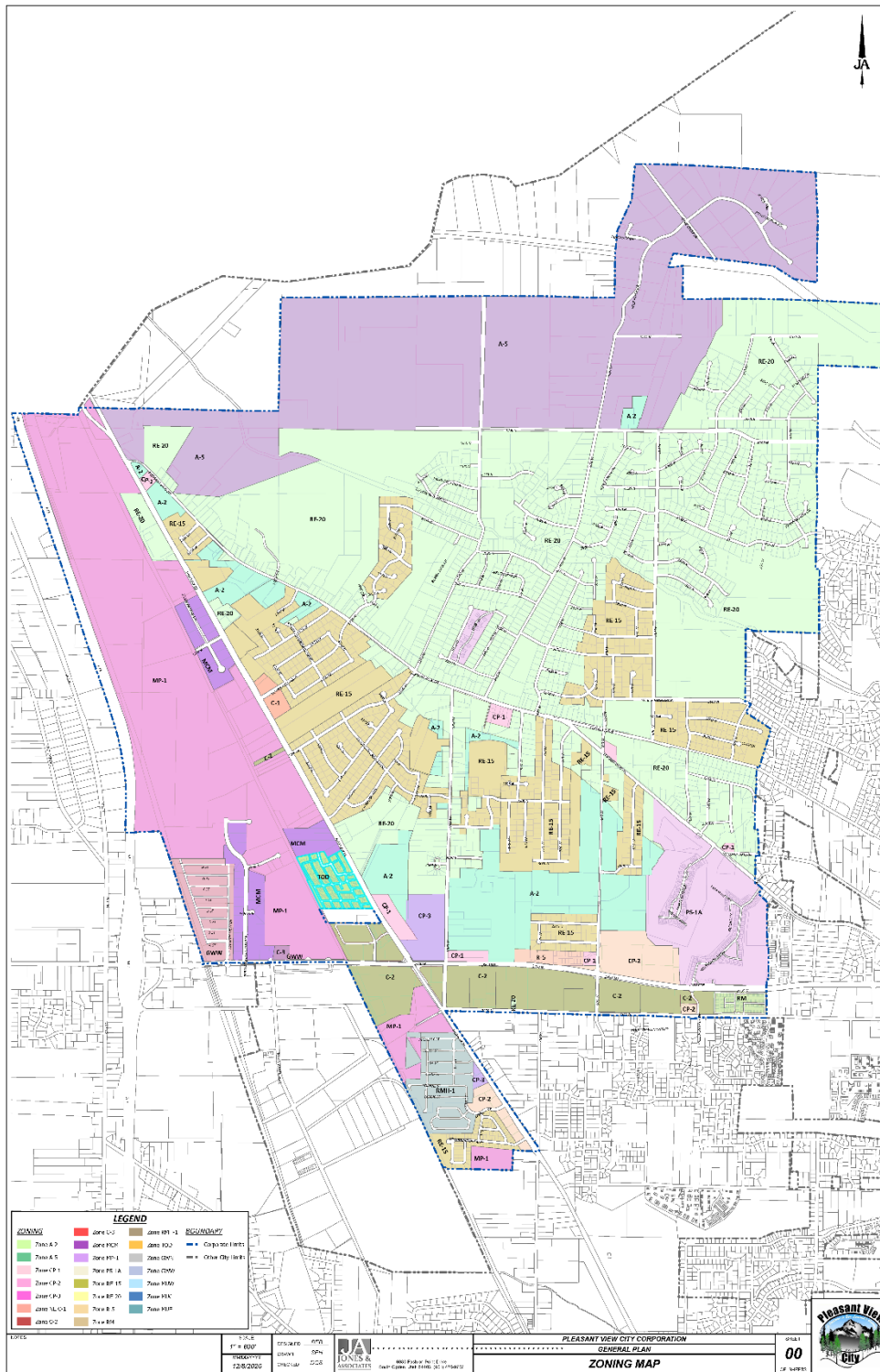
STAFF CONTACT

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

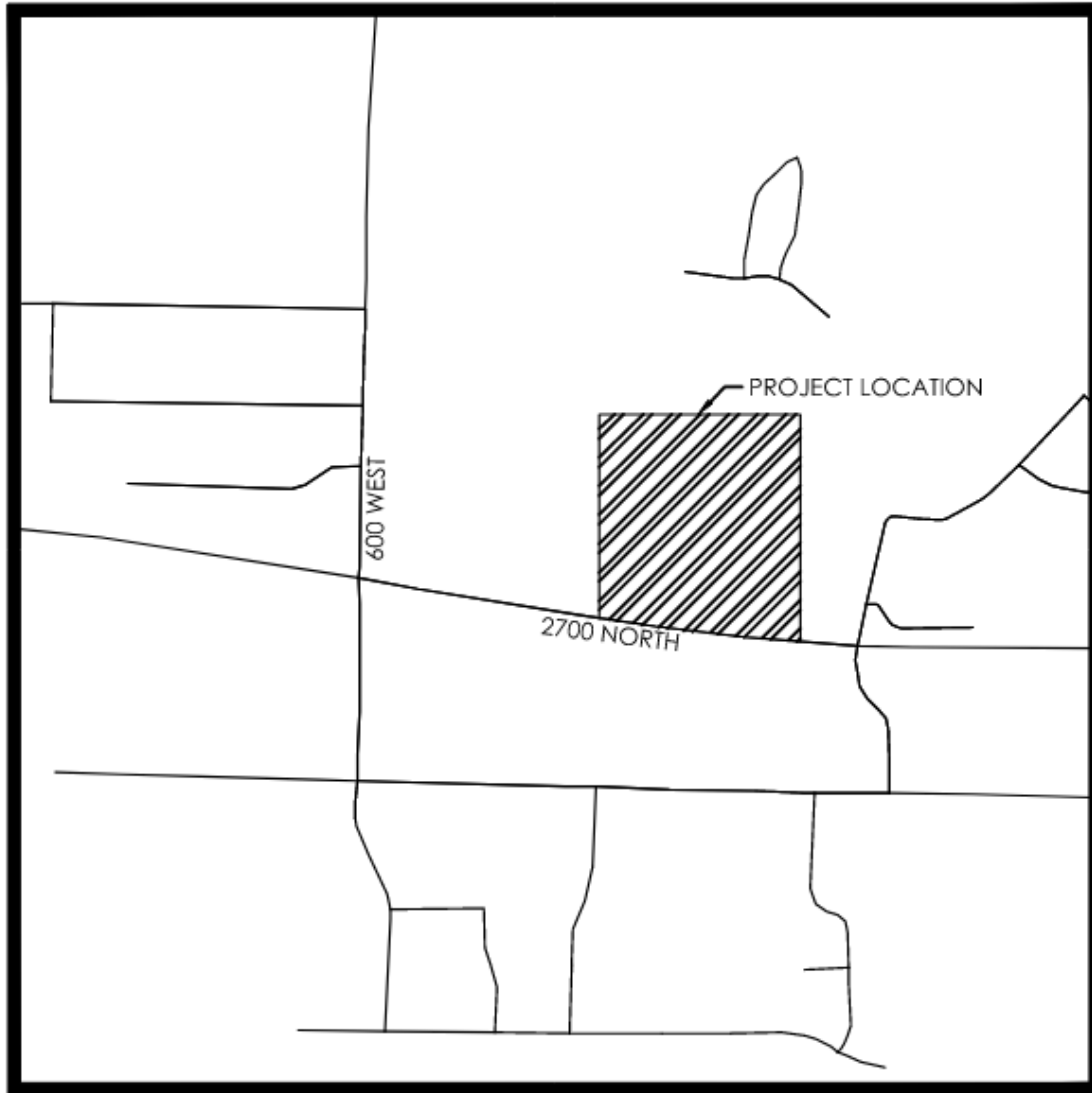
ATTACHMENTS

1. Zoning Map
2. Vicinity Map
3. Application
4. Will Serve Letter
5. UDOT Letter
6. Bailey's 2700 North Plat

ATTACHMENT 1) Zoning Map



ATTACHMENT 2) Vicinity Map



VICINITY MAP
NTS

ATTACHMENT 3) Application

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



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

LOCATION: 500 West 2700 North ACREAGE: 1.0
PROJECT NAME Shiny Shell Car Wash CURRENT USE Agriculture
PARCEL ID
NUMBERS: 170630077
PROPOSED USE Express Tunnel Car Wash

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

NAME: Laloli Properties PHONE: 801-698-0244 FAX: _____
ADDRESS: 2237 N 2825 W, Plain City, UT 84404 EMAIL: dave@ipaveutah.com

APPLICANT/AGENT:

NAME: Mitch Morris/Coldwater Capital LLC PHONE: 208-589-4790 FAX: _____
ADDRESS: 3135 S. Richmond St. Salt Lake City, UT 84106 EMAIL: mitch@coldwatercap.com

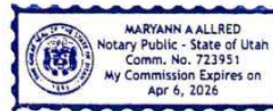
SURVEYOR OR ENGINEER:

NAME: Fows Engineering PHONE: 801-842-5296 FAX: _____
ADDRESS: 6949 So. High Tech Dr Suite 200, Midvale, UT 84047 EMAIL: wedwards@fows-85.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.

Mitch Morris
Signature of Applicant/Agent

MaryAnn A. Allred
Notary



For City Use

DATE SUBMITTED: _____ TAKEN BY: _____
FEES (DUE AT TIME OF APPLICATION)

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

Form Date: February 2020

Total Paid _____

Shiny Shell Car Wash Development Statement

Address – 500 W 2700 N Pleasant View, UT 84414

Current Owner – Dave Laloli

Existing Structures – None

Type of Development – Ground-up development of a Premium Express Service Car Wash

Proposed Building Materials – Major building materials include:

- Gray and charcoal split face CMU block
- Blue ACM Panel
- Gray standing seam metal roof above tower element
- Black parapet cap
- Minor wood and steel framing

Proposed Amenities –

- Landscaping – water-wise landscaping with sod, trees, bushes according to Pleasant View City Code
- Children’s Playground – to be built and installed according to International Play Equipment Manufacturers Association standards
- Fencing – To be placed around playground area
- Special Lighting – LED light rope inside tower element windows. No flashing lights will be installed to avoid distracting drivers.
- Design Theme – Modern Architectural build

ATTACHMENT 4) Will Serve Letter

WILL SERVE LETTER REQUEST
CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
2618 West Pioneer Road, Ogden, Utah 84404
Telephone 801-731-3011

Date: 7/5/2022

What city/county is the development in? Pleasant View

Name and email address of City/County officer: Amy Sue Mabey
amabey@pleasantviewcity.com (City Admin.)

Name and email address of Developer (requestor): Mitch Morris mitch@coldwatercap.com

Name/Address of proposed Development:

Name: Shiny Shell Car Wash

Address: 500 W. 2700 N. Pleasant View, UT 84414

Development Details:

Usage: Residential ☐ How many proposed residences? _____

Commercial ☒ What type of business(es)? Express Tunnel Car Wash

What is the total square footage? 2.0 AC (building 5,600 SF)

Industrial* ☐ What type of industry? _____

What is the total square footage? _____

or

What is the estimated water usage or discharge to the sewer?

*Industrial users may be monitored by the CWSID Pretreatment Program. For questions concerning pretreatment, please contact Brett Nelson, Pretreatment Coordinator at the District Office 801-731-3011.

CWSID - Will Serve Letter_Rev April 2021

ATTACHMENT 5) UDOT Letter



State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

TERIANNE S. NEWELL, P.E.
Deputy Director of Planning and Investment

LISA J. WILSON, P.E.
Deputy Director of Engineering and Operations

July 28, 2022

Ms. Amy Mabey
City Administrator
Pleasant View City
520 W Elberta Dr
Pleasant View, UT 84414

Dear Amy:

The Utah Department of Transportation (UDOT), Region One Permit Group is currently reviewing a Conditional Access Permit (application number 121128) for 500 West and 2700 North Commercial Development in Pleasant View, Utah along SR-134 (2700 North). The proposed access "C" shown in the Traffic Impact Study (TIS), for the said application, located approximately 1100 ft East of the 600 West signal is anticipated to be approved as a three-quarter movement. This is to be enforced with raised median to allow left turn movements (Eastbound to Northbound and Westbound to Southbound) from SR-134 as well as right turn movements into and out of the development. Left turn movements will be restricted from the developments on the North and South of SR-134 at this time.

UDOT plans to enter a Phased Development Agreement with the city and development teams that will list the criteria that must be satisfied to change Access "C" to a signalized intersection.

UDOT is also asking Pleasant View city to ensure that the future developments to the West of each of the subject developments provide a Cross Access easement to allow the subject developments to connect to 600 West. Please direct questions regarding the said application to: Permit Engineer, David Alger at (801) 620-1654 or dalger@utah.gov

Sincerely,

A handwritten signature in blue ink that reads "David F. Alger".

David Alger
Permit Engineer

CC:
Carrie Jacobson (UDOT Traffic Operations Engineer)
Rob Wight (UDOT Region One Director)

Region One • 166 West Southwell Street • Ogden, UT 84404
Telephone (801) 620-1600 • Facsimile (801) 620-1665 • www.udot.utah.gov

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ATTACHMENT 6) Bailey's 2700 N Preliminary Plat

