

MEETING NOTICE OF THE  
PLEASANT VIEW PLANNING COMMISSION

Notice is hereby given that the Planning Commission of Pleasant View City will hold a regularly scheduled meeting at the City Office building, 520 W Elberta Dr. on **Thursday, July 7, 2022, at 6:00 PM.**

**AGENDA**

**6:00 PM Call to Order**

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

**ADMINISTRATIVE**

- 1. Discussion/Decision:** Consider Preliminary Approval for Peakview Plaza PUD containing seven (7) lots on 9.59 acres at approximately 400 W 2550 N in the C-2 Zone (Applicant: Dave Laloli)
- 2. Discussion/Decision:** Site Plan Review for a Regency Excavation Shop at 2724 N Rulon White Boulevard (Applicant: Tyson Lund).

**LEGISLATIVE**

**Public Hearings**

- 3. Discussion/Decision:** Consider a rezone at approximately 1157 W 2700 N from C-2 to Mixed Use West for a commercial retail, grocery, and multi-family mixed use development on about 28.1 acres of land (Applicant: Mitch Vance).

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

Dated this  
/July 3, 2022/ Amber Corbridge/Planning and Zoning Administrator

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



# Planning Commission Staff Report

AGENDA  
ITEM  
#1

Peakview Plaza PUD Preliminary Subdivision  
July 7, 2022

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## BASIC INFORMATION

<b>Application Number:</b>	SBD 22.10
<b>Applicant:</b>	ALS DEVELOPMENT LLC/Dave Laloli
<b>Owner:</b>	ALS DEVELOPMENT LLC
<b>Acreage:</b>	9.59
<b>Lots:</b>	7
<b>Location:</b>	Approximately 400 W 2550 N
<b>Current Zoning District:</b>	<b>C-2</b>

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## PLANNING COMMISSION REVIEW AND RECOMMENDATION

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

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

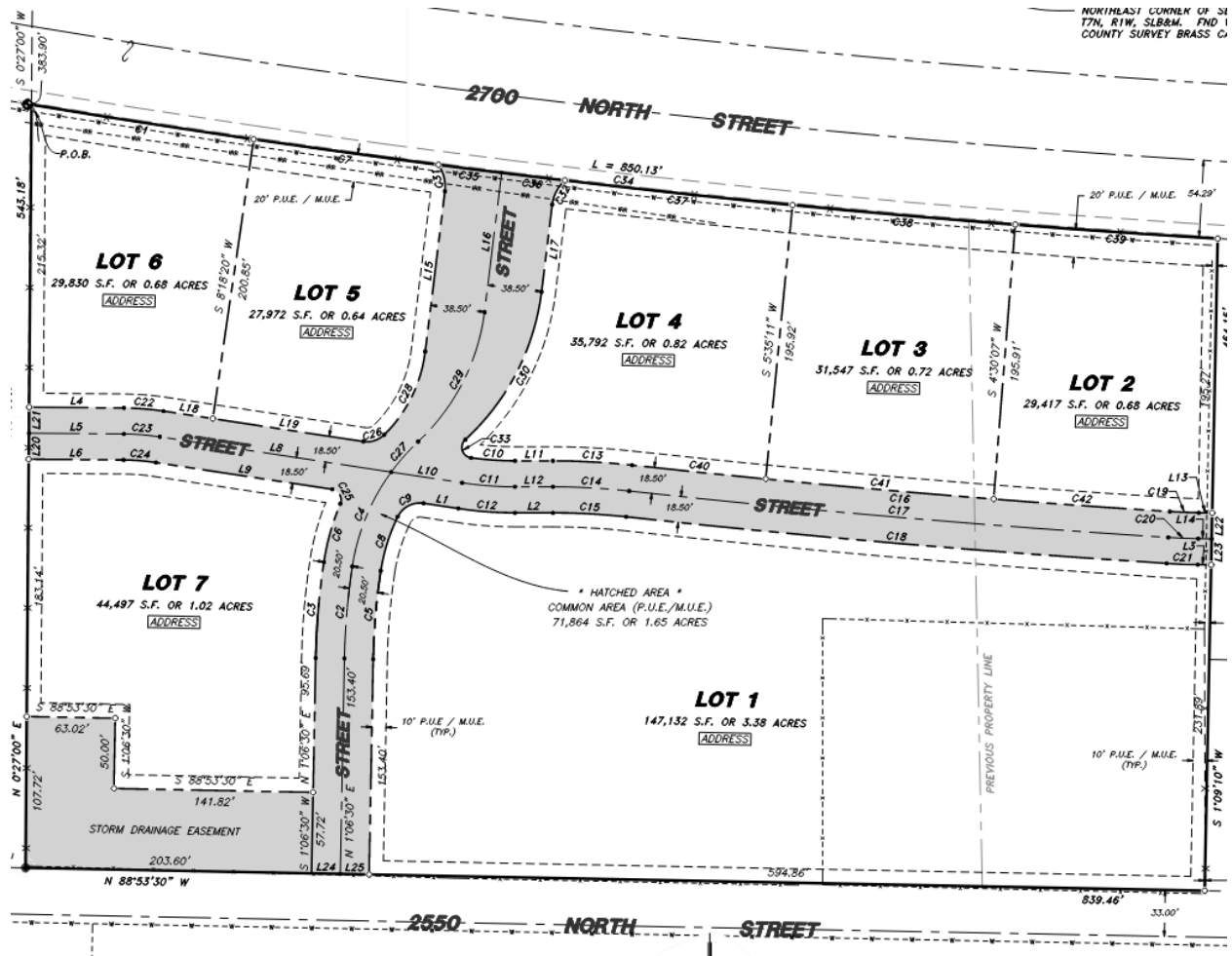
*After reviewing this request, the Commission will **make a recommendation** to City Council.*

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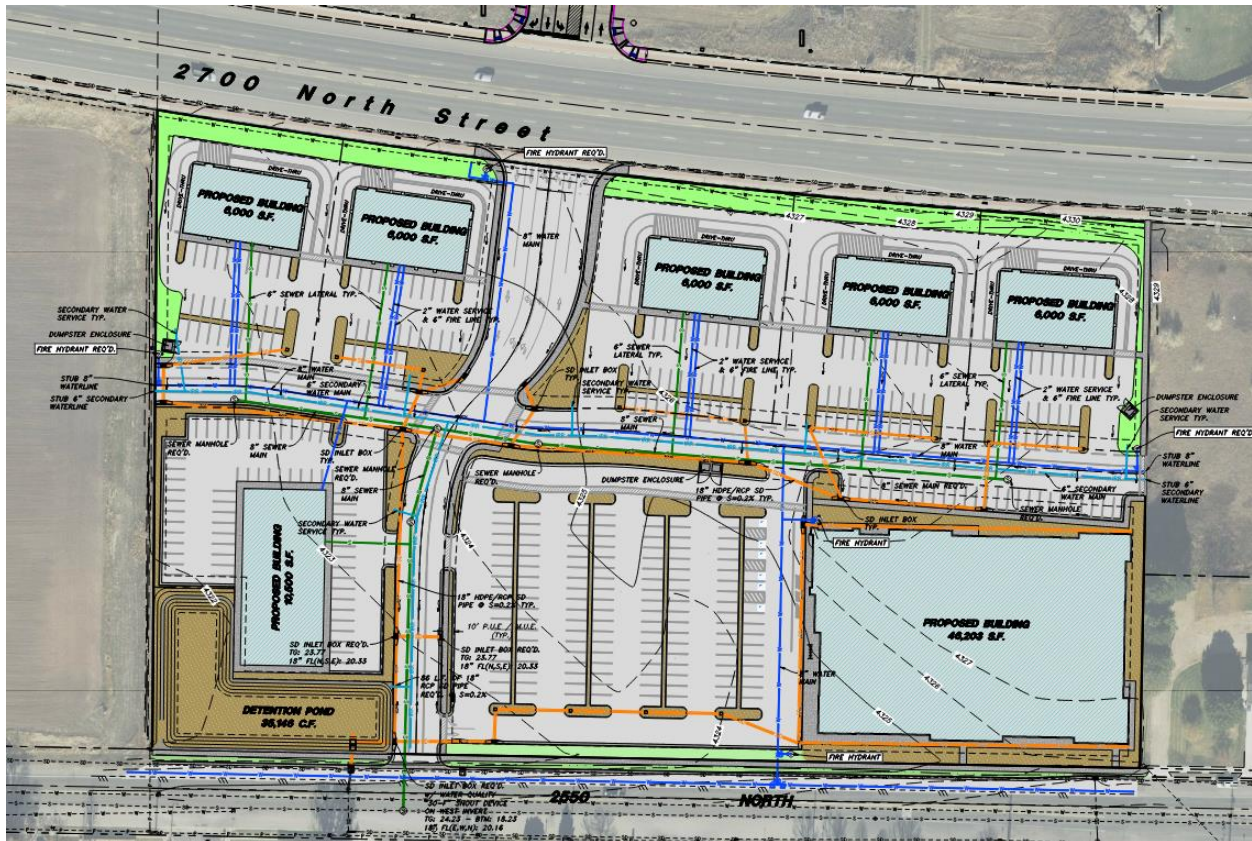
## PROPOSAL AND BACKGROUND

The applicant is proposing to create a subdivision for new commercial lots at approximately 400 W 2550 N. The subdivision will contain seven (7) lots, each varying in size as shown in the proposed plat below. Each lot will be platted to allow for a mix of commercial development, such as entertainment, dining, and service-oriented retail. This is considered a PUD standard

subdivision and for final subdivision plat, the applicant will submit CC&Rs for the shared common areas, such as landscaping and accessways.



The applicant submitted the following concept site plan with the proposed plat to show the proposed building footprints, parking, utilities, and shared areas of landscaping and accessways.




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## FACTORS FOR CONSIDERATION

### STAFF COMMENTS

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

*The ordinance (17.18.030) requires subdivisions to have lots designed to provide satisfactory and desirable sites for buildings, and properly related to topography and to existing and future development. The lots are satisfactory and will match the design of the proposed site plan above. The private subdivision abuts public and dedicated streets, 2550 N and 2770 N and meets all other standard subdivision requirements, however the plans are still in review and will need to meet all department staff requirements. Engineering, fire, and public works will provide comments of which will need to be met as a condition of approval.*

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### STAFF RECOMMENDATION

Staff recommends **approval** of the preliminary private subdivision, Peakview Plaza PUD at 400 W 2550 N, subject to meeting all department staff requirements.

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## STAFF CONTACT

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

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## ATTACHMENTS

- 1) Vicinity Map
- 2) Waterline Exhibit
- 3) Application

**ATTACHMENT 1)** Vicinity Map





**ATTACHMENT 3) Application**



**PLEASANT VIEW CITY  
APPLICATION FOR SUBDIVISION PRELIMINARY PLAT**

SUBDIVISION NAME: PEAKVIEW PLAZA PUD LOCATION: 400 WEST 2550 NORTH

ACREAGE: 9.59 ACRES NUMBER OF LOTS: 7 ZONE: C-2

PARCEL ID NUMBERS: 17-063-0071; 17-072-0065

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

NAME: ALS DEVELOPMENT LLC PHONE: 801-698-0244 FAX: \_\_\_\_\_  
ADDRESS: 2273 N 2825 WEST PLAIN CITY, UT 84404 EMAIL: DAVE@I PAVEUTAH.COM

**APPLICANT/RESPONSIBLE PARTY:**

NAME: ALS DEVELOPMENT LLC PHONE: 801-698-0244 FAX: \_\_\_\_\_  
ADDRESS: 2273 N 2825 W PLAIN CITY, UTAH 84404 EMAIL: DAVE@I PAVEUTAH.COM

(If different)

BILLING ACCOUNT CONTACT: DAVE LALOLI EMAIL: DAVE@I PAVEUTAH.COM  
ADDRESS: 2273 N 2825 W PLAIN CITY, UTAH 84404 PHONE: 801-698-0244

**SURVEYOR:**

NAME: HAI- ROGER SHADE PHONE: 435-723-3491 FAX: 435-723-3492  
ADDRESS: 538 N. MAIN STREET BRIGHAM CITY, UT 84302 EMAIL: ROGERS@HAIES.NET

**ENGINEER:**

NAME: HAI- JIM FLINT PHONE: 435-723-3491 FAX: 435-723-3492  
ADDRESS: 538 N. MAIN ST. BRIGHAM CITY, UT 84302 EMAIL: JIMF@HAIES.NET

**The information on this form is true and accurate to the best of my knowledge. I understand it is my responsibility to pay Pleasant View City for all professional and any other fees associated with this application as stated in section 17.02.100 of the subdivision ordinance.**

*Application will not be accepted unless all appropriate documents are attached. See check list documents required.*

Signature of Applicant/Agent

Signature of City Rep.

DATE SUBMITTED: 5/21/22 For City Use TAKEN BY: AC

		FEES (DUE AT TIME OF APPLICATION)			
Deposit for Engineering:	\$300.00 per lot	#Lots	<u>7</u>	Date Paid	<u>5/2/22</u> Amt. <u>\$2,100</u>
Preliminary Subdivision Fee:	\$150.00			Date Paid	Amt. <u>150</u>
Per Lot Fee:	\$25.00	#Lots	<u>7</u>	Date Paid	Amt. <u>175</u>
Noticing Fee:	\$200.00			Date Paid	Amt. <u>200</u>
Accounts Receivable Deposit	\$8,000.00			Date Paid	Amt. <u>8000</u>

Form Date: September 30, 2020

Total Paid \$10,625



# Planning Commission Staff Report

AGENDA  
ITEM  
#2

## Regency Shop at 2724 N Rulon White Boulevard – Site Plan July 7, 2022

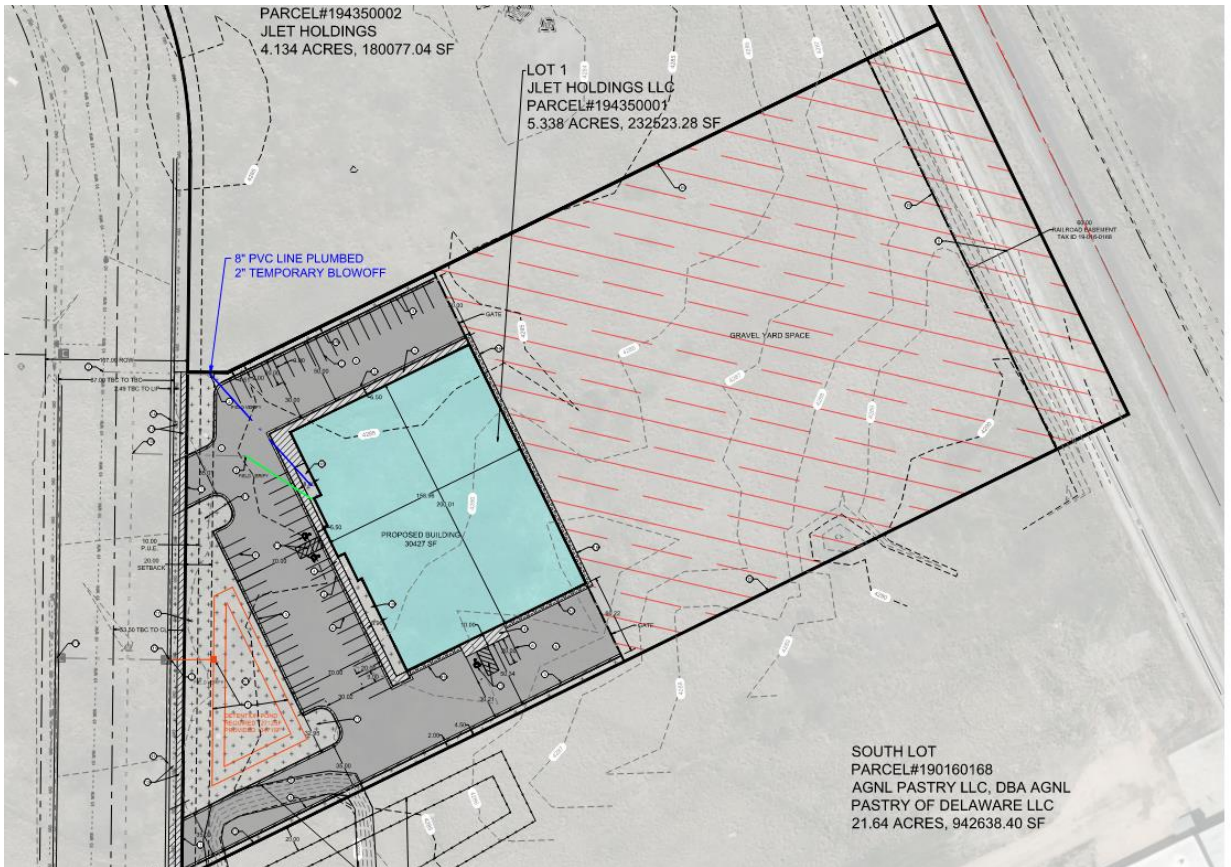
### BASIC INFORMATION

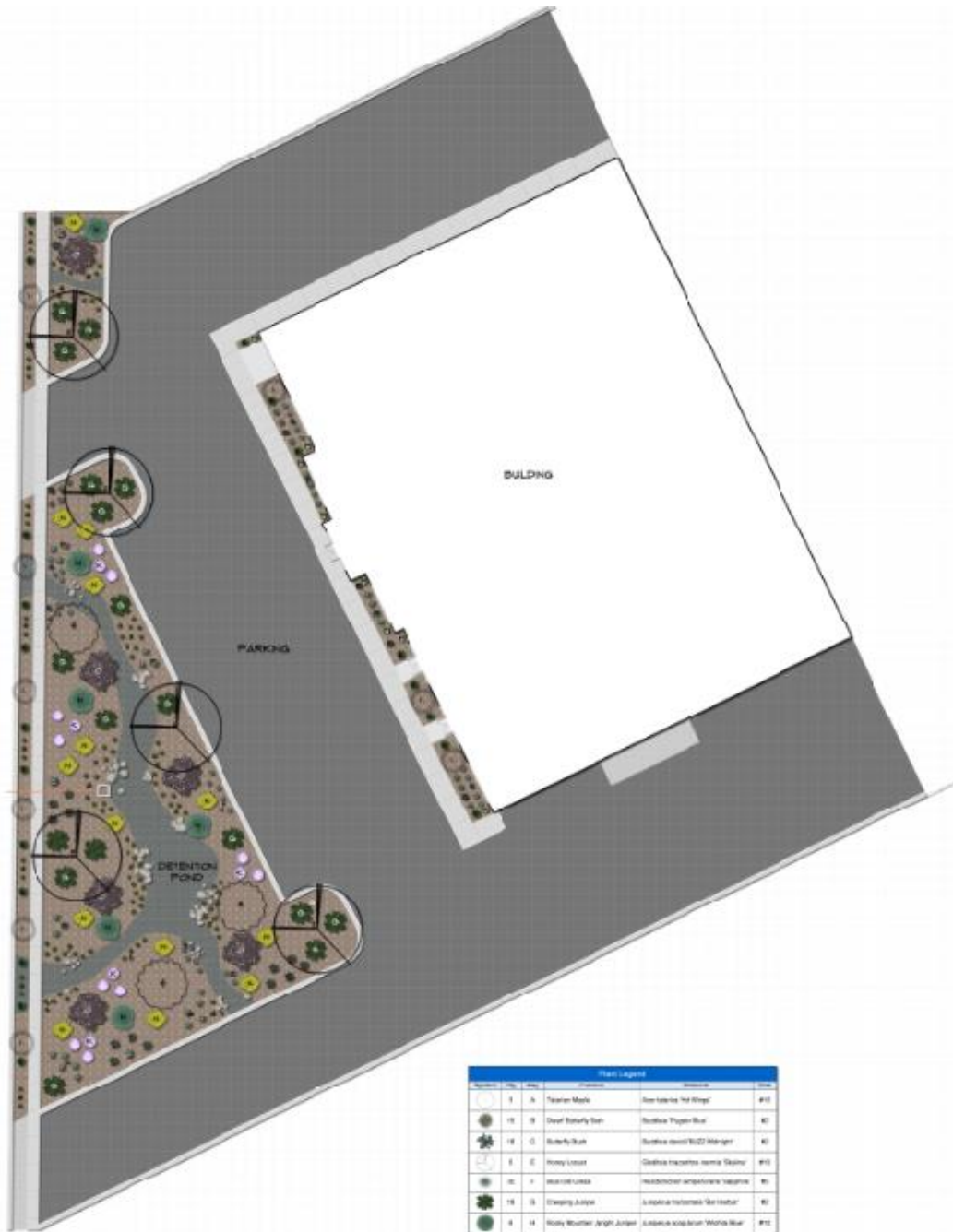
**Applicant:** Tyson Lund  
**Owner:** JLET Holdings  
**Location:** 2724 N Rulon White Blvd.  
**Zone:** MP-1

### PROPOSAL

The applicant is requesting site plan approval of an office warehouse with a large storage yard in the rear. The intent for this site is to manage all waste removal with garbage containers in the yard portion of the lot, where the company Regency Excavation will correctly separate multiple types of waste/recycling. The water efficient landscape plan is designed to accommodate low water usage.







**SURFACE MATERIALS LEGEND**

	BROWN STONE 3-4" THICK 20,000 SQ FT
	BLUE CHIP GRAY STONE 3000 SQ FT
	LANDSCAPE BOULDERS LIGHT COLOR

**Plant Legend**

Number	Code	Plant Name	Plant Description	Quantity
1	A	Native Maple	Acer rubra 'Red Wing'	#15
18	B	Doyle Starburst Elm	Ulmus glabra 'Starburst'	#1
18	C	Starburst Elm	Ulmus glabra 'Starburst'	#1
1	D	Honey Locust	Gleditsia inornata 'Savanna Spirit'	#15
10	E	Black Locust	Robinia pseudoacacia 'Vanguard'	#1
18	F	Clayton Juniper	Juniperus horizontalis 'Savanna'	#1
1	G	Woolly Yucca	Yucca aloecolor 'Woolly Blue'	#15
1	H	Columnar Crapejag	Yucca filamentosa 'Columnar'	#15
100	I	Doyle Frontier Oak	Quercus alba 'Frontier'	#1
18	J	Russian Sage	Perovskia atrorubra	#15
21	K	Stemmed Dwarf Blue Pine	Pinus strobus	#1
1	L	Parrot Leaf Bougainvillea	Bougainvillea glabra 'Parrot'	#1
14	M	Tiger Eye Succulent	Sedum spectabile 'Tiger Eye'	#1
1	N	Black Locust	Robinia pseudoacacia 'Black Locust'	#1
27	P	Pine	Pinus strobus 'Color Guard'	#1



CONCEPTUAL - NOT FOR CONSTRUCTION  
SCALE IS FOR REFERENCE PURPOSES ONLY  
ALWAYS TAKE EXACT MEASUREMENTS ON SITE  
(SCALE IS 1"=30' WHEN PRINTED @ SIZE)



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## FACTORS FOR CONSIDERATION

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

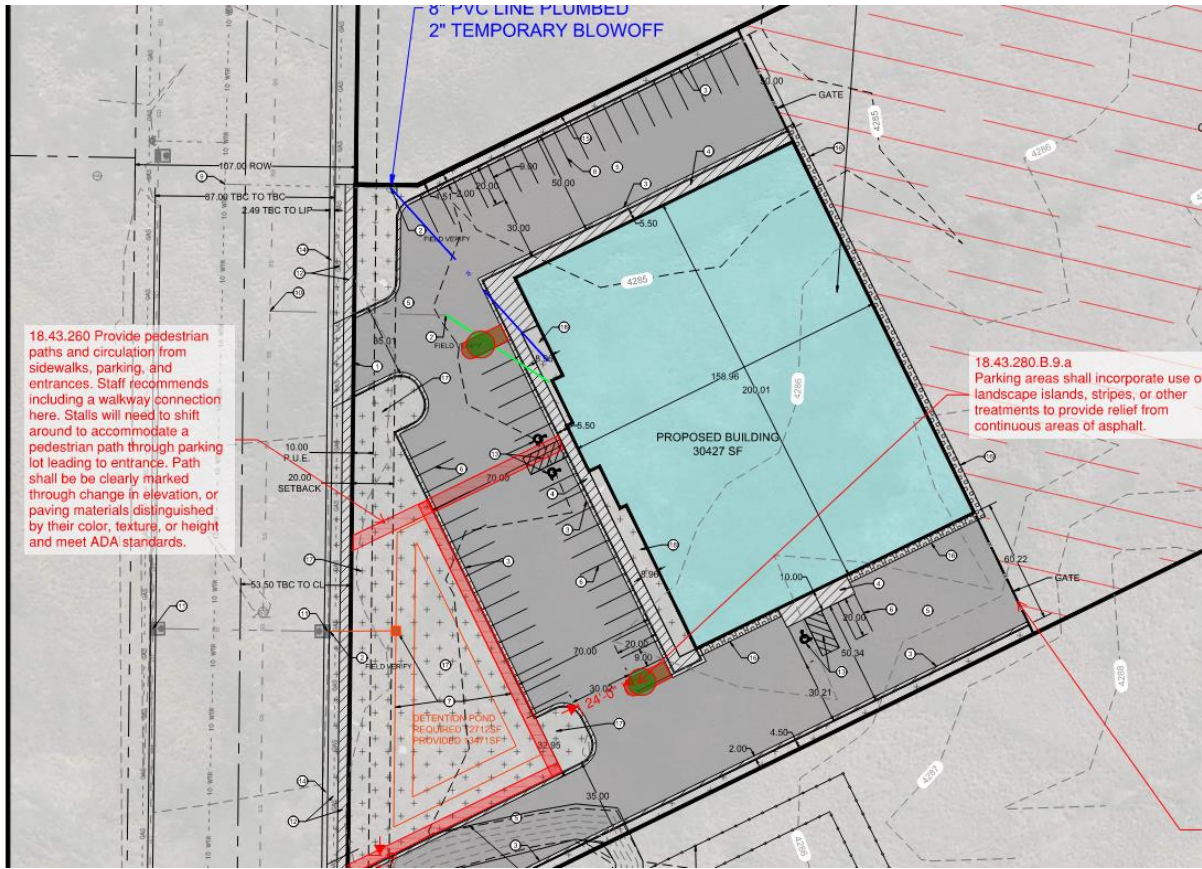
1. Meet safety and convenience of traffic movement both within the land area considered and in relation to street access, harmonious and beneficial relation among the buildings and uses in the land area considered, as well as with adjacent neighborhoods.
2. The plans will need to meet all requirements of the zoning ordinance.

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

### *STAFF COMMENTS*

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

1. *Pedestrian Circulation (18.43.260)*
  - a. *An onsite system of pedestrian walkways shall be designed to provide direct access and connections to and between the entrances, sidewalks, parking, other buildings, and other site amenities.*
    - i. *Staff recommends including pedestrian paths and circulation from sidewalks, parking, and entrances. Staff recommends the paths in red in the site plan below. To accommodate this change, the parking stalls will need to shift around. The path shall be clearly marked through change in elevation, or paving materials distinguished by their color, texture, or height and meet ADA standards.*



2. *Parking (18.43.280)*

- a. *Parking lots are designed with landscaping to improve traffic flow, enhance the architecture of the building, and minimize the large uninterrupted hard surface areas. Parking areas shall incorporate use of landscape islands, stripes, or other treatments to provide relief from continuous areas of asphalt. Landscaping shall integrate the parking areas in the building providing view corridors and pedestrian pathways.*
  - i. *Staff recommends adding landscaping islands as shown in the redlined site plan above.*
- b. *A minimum of two (2) bicycle parking spaces shall be provided on site away from pedestrian walkways and at least 100' of the central building entrance or at least as close as the closest vehicle parking space.*
- c. *The minimum number of parking spaces required is undetermined and will need to meet one (1) space per every two (2) employees working the highest shift. The resubmittal plans will need to state the number of employees working on the highest working shift.*

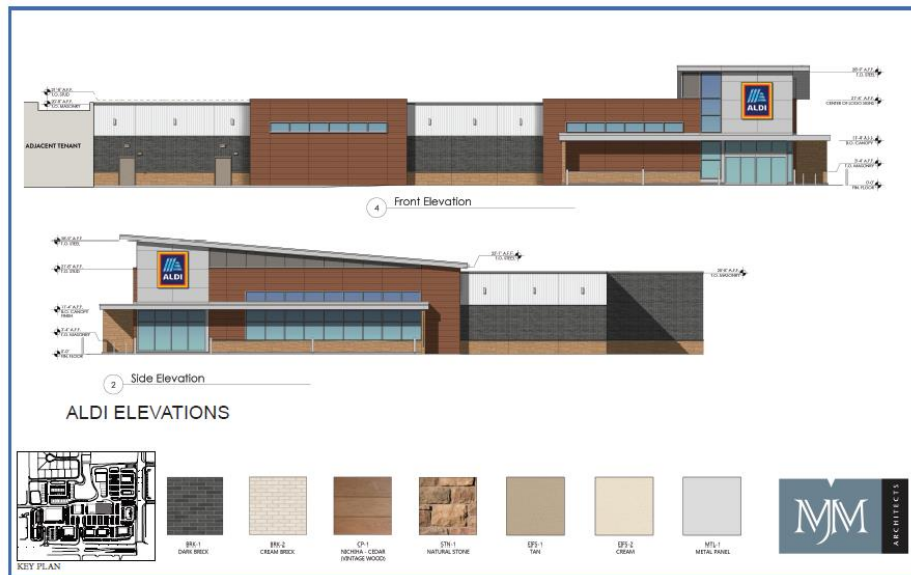
3. *Landscaping and Screening (18.43.240)*

- a. *The fencing and gate material details are missing on the site plan and will need to be called out. The fencing will need to be at least 6' tall and made of solid fencing materials. Fence material shall be masonry or wrought iron style metal*

4. **Building Compatibility**

- a. *The roofing shall meet two (2) of the following treatments, where staff recommends the underlined roof design requirements:*
  - i. *A three-dimensional cornice treatment along all facades, a minimum of twelve inches high, and having a variety of thickness in relief.*
  - ii. *Roof overhangs on at least the primary façade that extend at least three feet beyond the supporting walls.*
  - iii. *Roof projections such as cupolas, clock towers, or bell towers.*
  - iv. *On flat roofs, decorative parapets along primary and secondary facades that are at least three feet in height above the finished roof, or that are high enough to block the view of any mechanical equipment.*

*The following example shows a modern cornice roof treatment and is a compatible options for the proposed building:*



PLEASE NOTE: THE PLANS ARE STILL IN REVIEW, NEED CORRECTIONS, AND WILL NEED TO MEET ALL DEPARTMENT STAFF COMMENTS

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## Staff Recommendation

Staff recommends **approval** of the Regency Shop site plan and building elevations at 2724 N Rulon White Blvd, with the following conditions and corrections:

1. Submit updated site plans to include details for pedestrian pathways between the buildings, parking, sidewalks, and entrances.
2. Modify the site/landscape plan to include landscape islands, like shown on the staff suggested redlines in the attachments.
3. Include details for the fencing surrounding the rear yard storage area, and made of solid fencing materials.
4. Redesign the building elevations to show two (2) roofing treatments, such as a three-dimensional cornice and parapet meeting the code.
5. Satisfy all department review comments.

## Public Comment

*There have been no comments currently.*

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## STAFF CONTACT

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

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## ATTACHMENTS

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

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## ATTACHMENT 1) Vicinity Map



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## ATTACHMENT 2) STAFF REVIEW COMMENTS AND REDLINED PLANS



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### MEMORANDUM

To: Pleasant View City

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

RE: **Site Plan Review**  
**Regency Shop (2724 N Rulon White Blvd)**

Date: June 2, 2022

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Our office has completed a review of the submittal received by us on May 19, 2022.

#### SITE PLAN REVIEW

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

1. See plans for comments.
2. Storm Water/Low Impact Development
  - a. Provide storm water detention calculations per [City Standards](#).
  - b. Provide Storm Water Quality Report – LID and retention must be evaluated and implemented.
    - i. Can use State's template: [Storm Water Quality Report Template](#)
    - ii. Pleasant View 80<sup>th</sup> percentile storm: 0.48"
    - iii. Attached is the list of acceptable LID BMPs for Pleasant View City. For private development, alternatives may be submitted.
    - iv. See [Guide to Low Impact Development within Utah Manual](#) for more information.
  - c. Detention volume should be revised after LID and retention are evaluated and quantified. (Net Detention = Gross detention – retention)
  - d. LID/retention should be addressed in Geotech report. Infiltration rate should be tested and provided to determine suitability for retention/infiltration, if applicable.

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

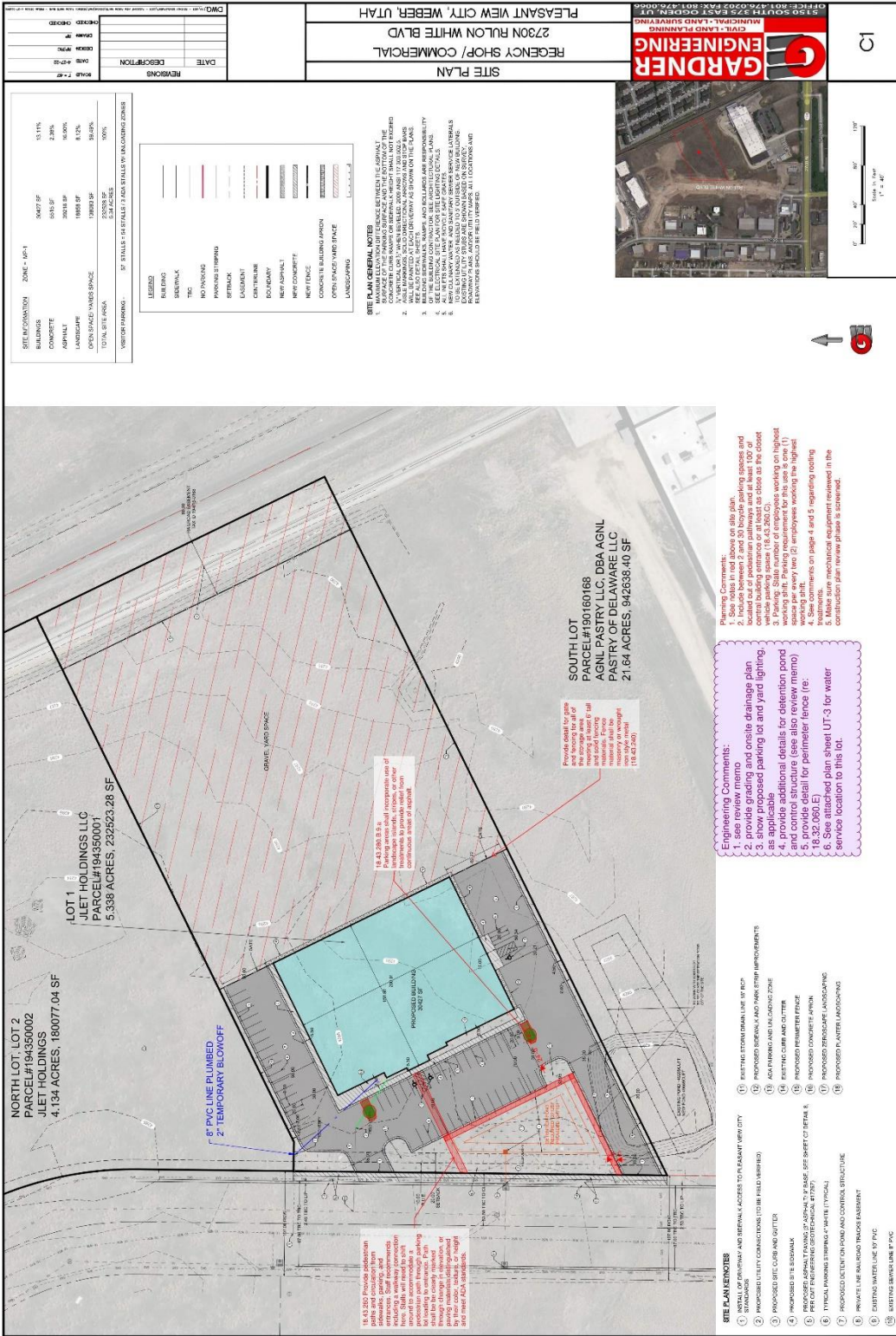
- e. Owner-executed Long-Term Storm Water Management Agreement is required for all detention/retention/LID measures prior to final approval.
- f. A Class V injection well permit is required for the dry wells, if applicable.

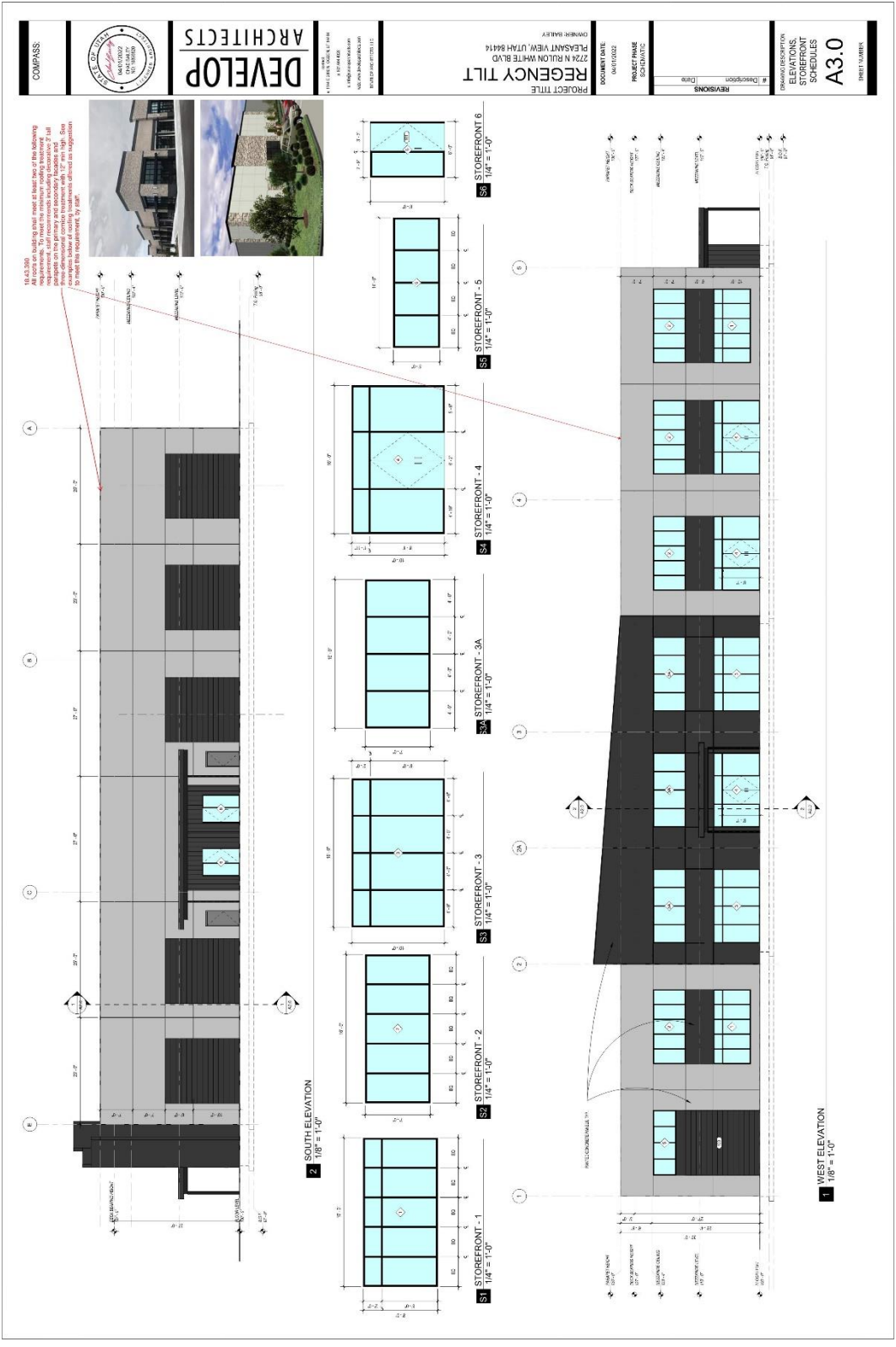
No work may commence on the site until:


1. Plans are approved;
2. A preconstruction meeting is held;
3. Pleasant View City Storm Water Construction Activity Permit application, complete with SWPPP and NOI, is submitted;
4. Pleasant View City Storm Sewer Connection Permit application is submitted; and
5. Draft Long-Term Storm Water Management Agreement, including maintenance plan, is developed.

If you have any questions, please feel free to contact me.

Attachments: Redlined plans







**DEVELOP ARCHITECTS**  
1000 SOUTH 1000 WEST  
SUITE 100  
SALT LAKE CITY, UT 84143  
TEL: 313.344.4444  
WWW.DEVELOPARCHITECTS.COM  
OFFICE OF ARCHITECTURE

**PROJECT TITLE**  
REGENCY TILT  
2724 N RULON WHITE BLVD  
PLEASANT VIEW, UTAH 84144

**OWNER** BAILEY  
**DATE** 04/01/2022  
**PROJECT** BAILEY  
**DATE** 04/01/2022

**REVISIONS**

NO.	DATE	DESCRIPTION
1		

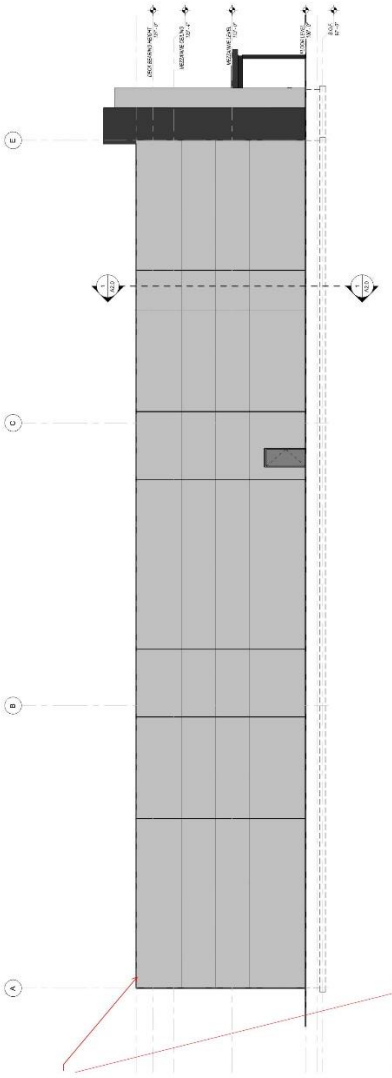
**ELEVATIONS**

**A3.1**

SHEET NUMBER

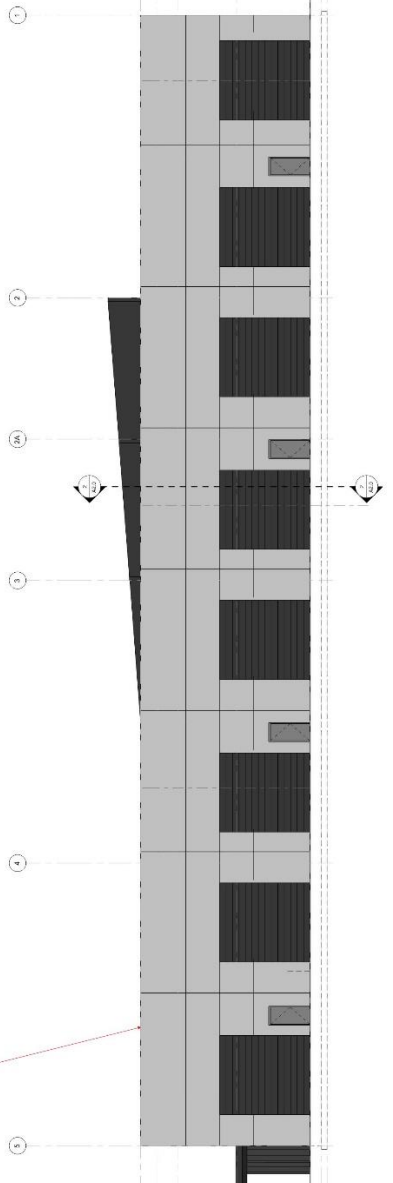
  


**1 NORTH ELEVATION**  
1/8" = 1'-0"



18-03.300  
 The drawing shall be prepared at least at the following scale:  
 1/8" = 1'-0" for all elevations and sections.  
 For elevations and sections, all requirements shall be met including elevations 3" tall  
 three-dimensional corner treatments with 1/2" min high. See  
 notes for details on corner treatments. All elevations  
 to meet this requirement, by size.

**2 EAST ELEVATION**  
1/8" = 1'-0"







# Planning Commission Staff Report

AGENDA  
ITEM  
#3

Fleming Property Rezone Request  
July 7, 2022

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## BASIC INFORMATION

<b>Application Number:</b>	RZ 22.01
<b>Applicant:</b>	Mitch Vance
<b>Owner:</b>	Jeff Fleming
<b>Acreage:</b>	28.1
<b>Location:</b>	SW corner of 2700 N and HWY 89
<b>Current Zoning District:</b>	<b>C-2</b>
<b>Future Land Use:</b>	<b>Mixed Use West</b>
<b>Zone Requesting:</b>	<b>Mixed Use West</b>

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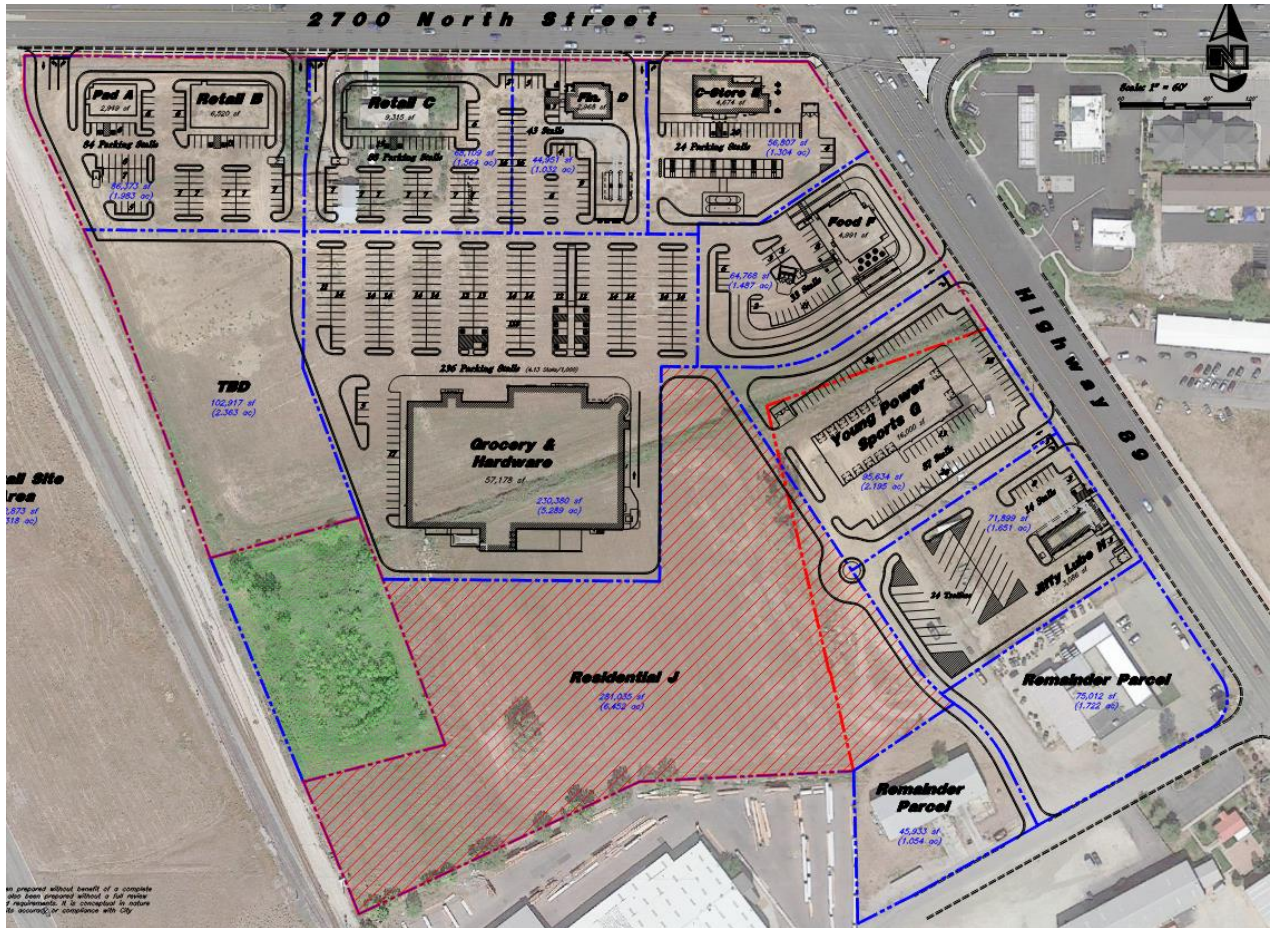
## Planning Commission Review

*The Planning Commission and the City Council will consider whether the application should be approved or disapproved based upon the merits and compatibility of the proposed project with the master plan and surrounding land uses and its impact on the surrounding area. They will consider also whether the proposed development, and in turn the petitioned-for rezoning, is needed to provide a service or convenience brought about by changing conditions and which therefore promotes the public welfare. They may require subsequent changes in the concept development plan to achieve compatibility and may impose any conditions to lessen or eliminate adverse impacts. (Ord.2013-2, dated 5/28/13)*

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## Proposal

*The applicant is requesting to rezone the property at approximately 2700 N and HWY 89 to a mixed-use zone where development for a grocery store, retail, restaurants, and multi-family residential will occur. The current zoning of the property is C-2 and would not allow for the multi-family residential use. The Mixed-Use West Zone (20.40.210.D.3) would allow for the site to develop multi-family residential up to twenty-five percent (25%). The following is the most recent and updated plan for the property, where specifically the residential land use meets the minimum land area allowed for multi-family residential:*



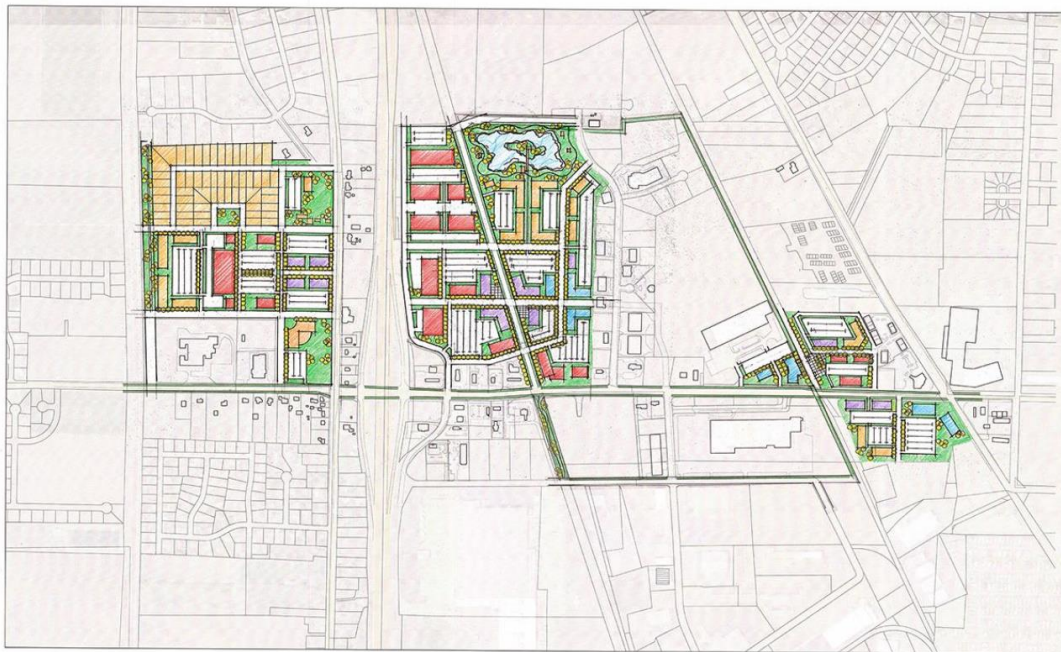
## Factors for Consideration

*The request to rezone the Fleming property from C-2 to Mixed Use West is supported by the General plan and meets area compatibility. The 2700 North Corridor Master Plan shows the Fleming Property being a mixed-use zone, as shown below.*



Future Land Use Map

*The proposed land use map below shows the property having commercial mixed-use structures and parking, with green spaces and pedestrian connections. The plan also includes examples for building design types (see attached pages). Staff recommends the future building designs meet similar design and style of the examples provided in the corridor plan.*



Land Use

*A concept plan was submitted with the petition, as required by ordinance. The concept drawing was reviewed by staff and has corrections and comments, which will need to be addressed in subdivision and site plan review (see the attached redlined concept plan).*

### **Public Comment**

*There are currently no comments.*

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

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### STAFF CONTACT

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

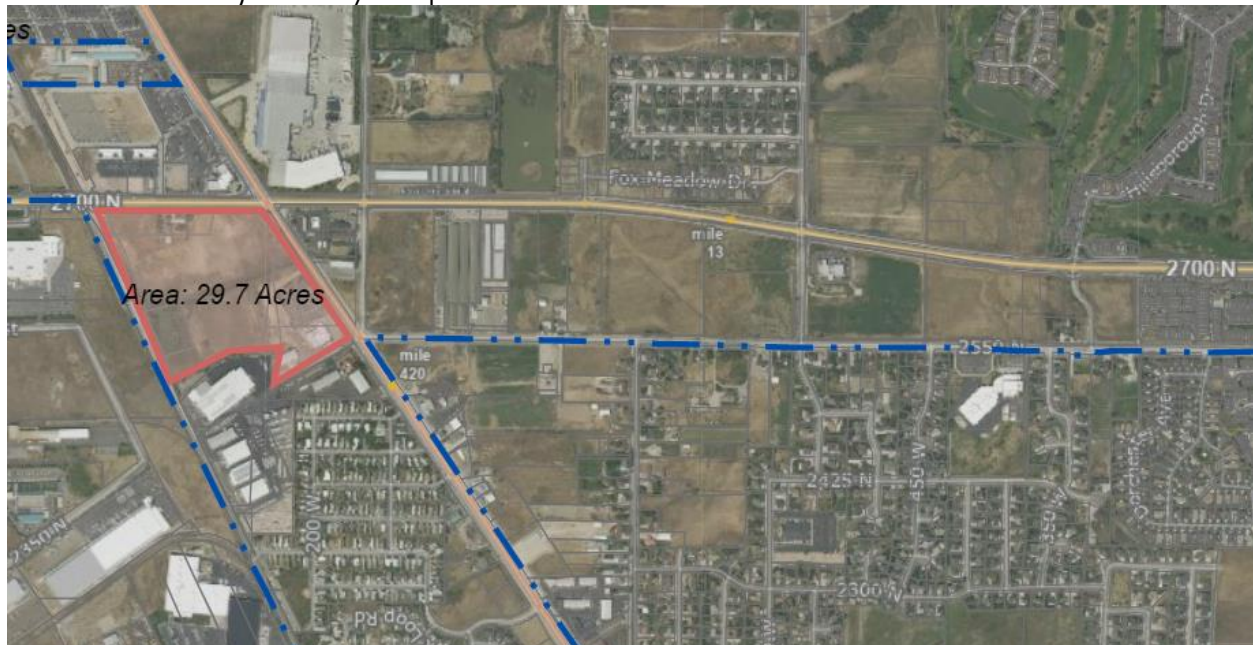
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### ATTACHMENTS

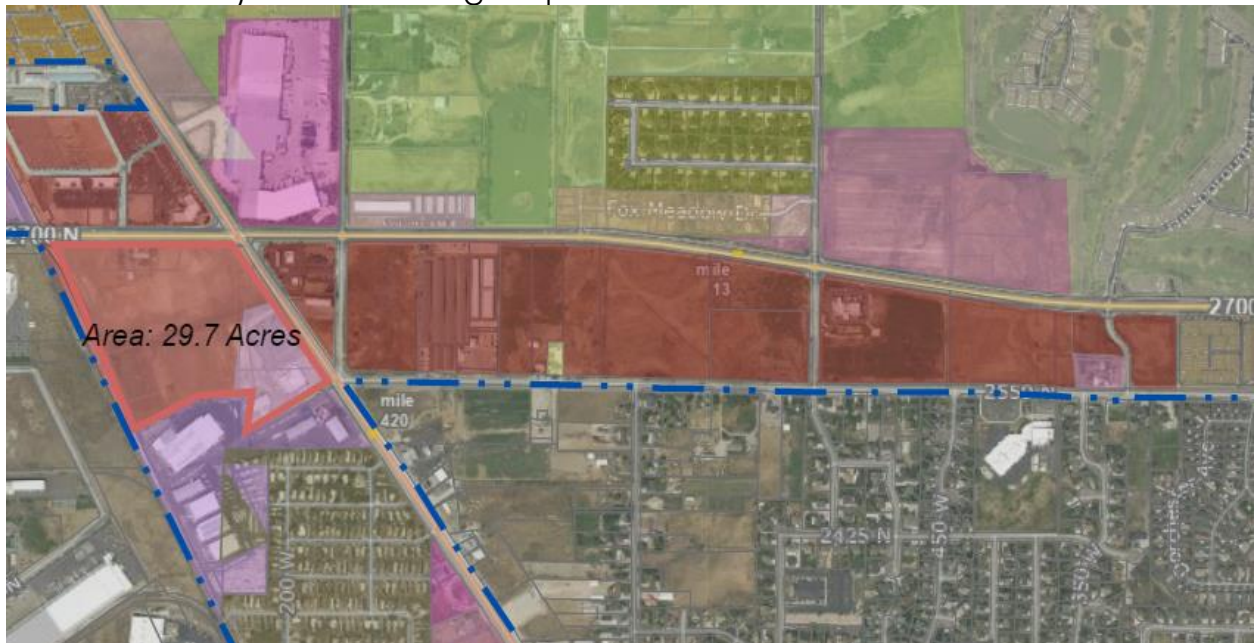
- 1) Vicinity Map
- 2) Current Zoning Map
- 3) Application information
- 4) Picture of project
- 5) Mixed Use West Zone
- 6) 2700 Corridor Plan
- 7) Staff Redlined Plans

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### ATTACHMENT 1) Vicinity Map



**ATTACHMENT 2) Current Zoning Map**



ATTACHMENT 3) Application Information



**PLEASANT VIEW CITY  
APPLICATION FOR ZONE CHANGE**

LOCATION: SW Corner 2700 N and Highway 81 ACREAGE: 28.1 acres  
 CURRENT ZONE: C-2 PROPOSED ZONE: Mixed Use West  
 PARCEL ID NUMBERS: 190410008; 190410012; 190410025; 170660036; 170660050; 170660051; 170660037; 170660074  
 PROPOSED USE: Commercial Retail, Grocery, Multi-family Residential

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

NAME: Jeff Fleming PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_  
 ADDRESS: 1157 W 2700 N Pleasant View, UT EMAIL: \_\_\_\_\_

**APPLICANT/AGENT:**

NAME: Mitch Vance PHONE: 801.636.2544 FAX: \_\_\_\_\_  
 ADDRESS: 1216 Legacy Crossing Blvd. Ste. 500 Canterville, UT EMAIL: mivance@fisherco.com

The information on this form is true and accurate to the best of my knowledge. **I understand it is my responsibility to pay Pleasant View City for all professional and any other fees associated with this application** as stated in section 17.02.100 of the subdivision ordinance.

*Application will not be accepted unless all appropriate documents are attached. See check list documents required.*

Mitch Vance  
 Signature of Applicant/Agent

\_\_\_\_\_  
 Signature of City Rep.

**For City Use**

DATE SUBMITTED: 6/2/2022 TAKEN BY: LH

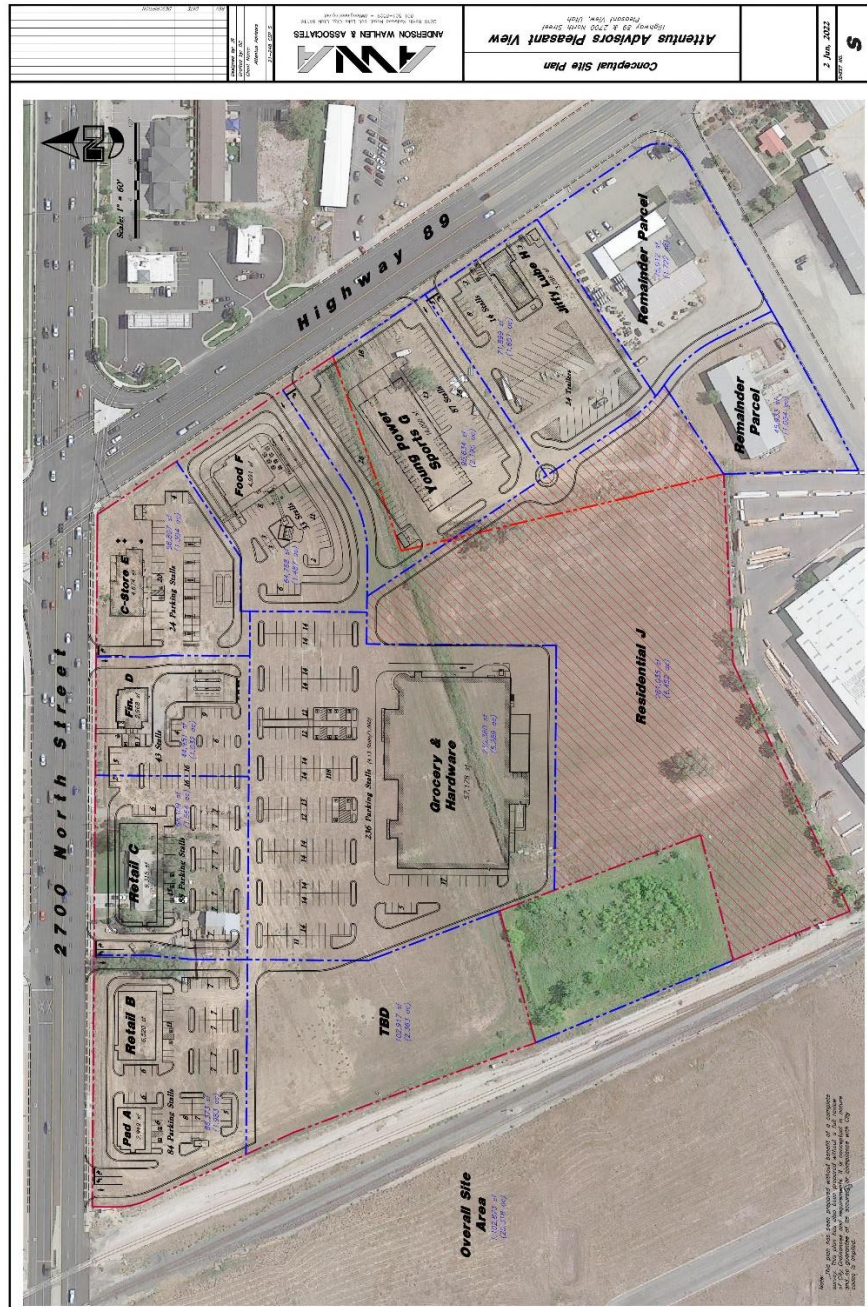
**FEES (DUE AT TIME OF APPLICATION)**

<u>\$150.00</u>	Date Paid <u>6/2/2022</u>	Amt. <u>150.00</u>
<u>\$200.00 (Noticing Fee)</u>	Date Paid <u>6/2/2022</u>	Amt. <u>200.00</u>
Other Fees (if any-see City)	Date Paid _____	Amt. _____

Form Date: September 2020

Total Paid 350.00

ATTACHMENT 4) Picture of Project



## Chapter 20.40 – Mixed Use Zones

### SECTION I GENERAL PROVISIONS

**20.40.100 Purpose.** The purpose of the Mixed Use Zones is to provide areas for development compatible with the major arterial highway corridors. It is intended that a variety of retail and office be intermixed in the area to create a walkable environment for workers, shoppers, residents and visitors while accommodating automobile traffic to regional services dependent upon a major transportation facility. It is also intended that some mixed use areas will include commercial and industrial uses in a planned environment consistent with such uses and compatible with other adjacent uses. (Ord.2015-8, dated 12/8/15; prior codes: Ord.2013-2, dated 5/28/13 and Ord.2012-5, dated 6/12/12)

**20.40.105 Definitions.**

A. “Project” shall be defined as any development for which preliminary plat or site plan approval has been proposed or granted.

B. “Living space” shall be defined as the area within a residence consisting of interior livable area and does not include exterior hallways, balconies, patios, common or limited common area(s), or garages.

C. “Office/warehouse facility, small scale,” shall be defined as an office/warehouse facility having total building square footage not to exceed 10,000 sq. ft. (includes main and accessory buildings). (Ord.2021-8, dated 9/14/21)

**20.40.110 Parking and Access.**

A. General. Unless otherwise stated in this chapter, parking areas and access shall meet requirements of Chapter 18.44 of this code. Strategies for walkable commercial development shall be implemented where appropriate.

B. Access and street location. Access to public streets and roads and the placement of such roads and access shall be subject to City approval and the following:

1. Along Highway 89 and 2700 North, UDOT approval shall be required for all access.

2. On street intersections connecting to Highway 89 and 2700 North, there shall be no curb cuts closer than 100 feet to that intersection. Corner lots on all other streets shall have no curb cuts closer than 60 feet to the intersection. The City may require greater distances as uses and conditions dictate.

3. All access and street placement shall be subject to specific City approval based on the UDOT Cooperative Agreement and the City’s Master

Street Plan.  
(Ord.2021-8, dated 9/14/21; prior codes: Ord.2013-2, dated 5/28/13 & Ord.2012-5, dated 6/12/12)

**20.40.120 Architectural and Site Standards.** All development shall incorporate components of Chapter 18.43 - Design Requirements of the City that are appropriate to the type of project or design alternatives approved by the City. Site plan approval shall be required of all developments. (Ord.2013-2, dated 5/28/13; prior code: Ord.2012-5, dated 6/12/12)

**20.40.130 Other Requirements.**

The following provisions shall apply:

A. Private Covenants: If applicable, the developer shall submit a proposed declaration of covenants to the City for review and record the accepted covenants with the condominium map or subdivision plat for the project.

B. Grading and Drainage: All developments shall be graded according to the city engineering and building requirements to provide adequate drainage on and off the property. Buildings shall be equipped with facilities for the discharge of all roof drainage onto the subject lot or parcel in a manner acceptable to the City.

C. Easements: Buildings may not be located within public easements.

D. Maintenance: All developments shall be privately maintained by the owners.

E. Phasing Plan: If a phased development is proposed, a project phasing plan shall be submitted for review at the time of preliminary plat or site plan approval. Development shall be in accordance with the phasing plan. A development agreement shall be required for all phased development.

F. Utilities and street improvements.

1. Complete utility plans shall be provided.

2. Streets and appropriate access shall be required and plans for placement of such shall be approved by the City based on the UDOT Cooperative Agreement and the City's Master Street Plan. Plans for completion of improvements to adjacent and/or any required new streets shall be provided by the developer and be subject to City approval.

(Ord.2021-8, dated 9/14/21; prior codes: Ord.2015-8, dated 12/8/15, Ord.2013-2, dated 5/28/13 and Ord.2012-5, dated 6/12/12)

**20.40.140 Use Regulations.** Uses may be conducted only in accordance with the following regulations:

A. Only those uses listed as permitted, conditional or accessory uses as set forth in this chapter may be conducted. A conditional use permit must be obtained prior to establishing a conditional use.

B. All uses shall be conducted within completely enclosed buildings, except those customarily associated with outside use such as auto sales, as

determined by the City or unless otherwise allowed in this chapter, or those temporary uses customarily conducted in the outdoors, including Christmas tree lots, fireworks stands and parking lot sales associated with an approved use on the property. Parking lot sales may be conducted up to four (4) 1-week periods per year.

C. Accessory uses and buildings may be conducted or used only in conjunction with allowed permitted and conditional uses. Accessory uses or buildings include, but are not limited to, parking lots and terraces, properly screened utility and loading areas and other buildings and activities which are customarily incidental and subordinate to the principal permitted or conditional use on the premises.

D. There shall be no storage of trash or debris nor any used, wrecked or neglected materials, equipment or vehicles. No commercial materials, goods or inventory may be stored in open areas, except for temporary display items which may be located only on private property no closer than ten feet from any public right of way. Outdoor storage of inventory or products such as firewood, water softener salt, garden supplies and building materials is permitted only in specific areas approved for such purpose by the City and shall be screened from view through the use of solid fencing, a minimum of six (6) feet high and shall be an accessory use to the principal use. Fencing and walls shall be made of high quality, durable materials that require minimal maintenance. Acceptable material includes, but not limited to tilt-up concrete, masonry block, brick, stone, metal, composite/recycled materials or other manufactured materials or combination of materials commonly used for fencing.

E. No vehicle, boat or trailer, or parts thereof, which is in a wrecked, junked, dismantled, inoperative or abandoned condition, attended or not, may be parked or stored for longer than twenty-four hours unless stored within a completely enclosed building.

F. No commercial vehicles such as earthmoving or material handling equipment, semi-trucks or trailers or any commercial truck, trailer or vehicle may be stored for longer than twenty-four hours, except in conjunction with an approved use, or approved development or construction activities on the property.

G. Utility trailers and recreational vehicles such as motor homes, travel trailers, watercraft, campers and all-terrain vehicles, may not be stored in any area unless part of an approved business for such or except in conjunction with a single-family dwelling, and must be in accordance with City requirements.

(Ord.2021-8, dated 9/14/21; prior codes: Ord.2015-8, dated 12/8/15, Ord.2015-2, dated 3/10/15, Ord.2013-2, dated 5/28/13 and Ord.2012-5, dated 6/12/12)

#### **20.40.150 Lot Requirements.**

A. Width. Minimum lot width shall be as established with development approval. Each lot or parcel must front on or have legal access to a public or private street.

B. The following area requirements shall apply:

1. Minimum Project Area: The minimum area of any Project shall be one acre.

2. Minimum Lot Area: Minimum lot area shall be as established with development approval.

C. Prior Created Lots: Nonconforming lots or parcels of land which legally existed or were created by a preliminary or final plat approval prior to the establishment of the zone shall be brought into conformance with the requirements of this chapter prior to or with new development. (Ord.2021-8, dated 9/14/21; prior codes: Ord.2013-2, dated 5/28/13 and Ord.2012-5, dated 6/12/12)

**20.40.160 Yard Requirements.**

A. Yard requirements shall be as established with development approval. (Ord.2015-8, dated 12/8/15; prior codes: Ord.2013-2, dated 5/28/13 and Ord.2012-5, dated 6/12/12)

**20.40.170 Development Review.**

A. All uses proposed may only be established in conformance with development review procedures of the City. Applicants shall follow the procedures and requirements of City codes regarding development review in the preparation and review of development proposals. Appropriate site plan and conditional use reviews shall be included.

B. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the City.

C. Development agreements may be required and included in development approvals. (Ord.2013-2, dated 5/28/13; prior code: Ord.2012-5, dated 6/12/12)

**SECTION II  
MIXED USE WEST**

**20.40.200 Description and Intent.**

A. Description. The areas in which the Mixed Use West zone may be applied includes: 1) the area bounded by 2700 North the railroad tracks, approximately 2800 North, and the west city boundary, and 2) the area bounded by approximately 2550 North, Highway 89, 2700 North, and the railroad tracks.

B. Intent.

1. The Mixed Use West areas are intended to encourage general commercial, light manufacturing, and industrial uses in a planned, aesthetically pleasing business park setting, which are compatible both in architecture and landscaping to other uses in the zone.

2. Retail services, professional business parks, and

manufacturing/industrial uses are promoted when they are complementary and can function as a unified cohesive development with adjacent uses.

(Ord.2021-8, dated 9/14/21; prior codes: Ord.2015-8, dated 12/8/15, Ord.2013-2, dated 5/28/13 and Ord.2012-5, dated 6/12/12)

**20.40.210 Uses.**

A. The following uses are permitted:

1. Uses listed as permitted in the Gateway West zone.
2. Business parks.
3. Manufacturing within an enclosed building.
5. Warehousing/distribution.

B. The following are conditional uses:

1. Automobile sales, new and/or used.
2. Automotive services enclosed within a building, including lube, tune up, automatic wash, inspection, tires, mufflers, repairs, parts retailing.
3. Community uses.
4. Contractor/construction equipment yards and/or facilities; may not be located east of the railroad tracks and not within 100 feet of Hwy 89 right of way.
5. Equipment and/or appliance repairs and/or service enclosed within a building.
6. Gas stations, convenience stores.
7. Hospitals.
8. Lumber, building material retail sales.
9. Mixed uses (residential/retail/office/industrial).
10. Motorcycle, snowmobile, other similar recreation equipment sales and/or service.
11. Office/warehouse facilities, small scale.
12. Outdoor storage as part of a principal use with an approved conditional use permit.
13. Public or quasi-public facilities, utility facilities.
14. Recreational vehicle or boat sales.
15. Recreational facilities, non-motorized.
16. Self storage facilities.
17. Sexually Oriented Businesses, not within 500 feet of UDOT controlled roads, nor east of the railroad tracks.

C. Other uses. Uses substantially similar to, or customarily accessory to, a listed use or category may be administratively allowed as determined by the Development Review Committee.

D. Additional Requirements for Mixed Use with a Residential Component.

1. Development Agreement. If a residential component is desired, developer shall enter into a development agreement with the

City.

2. If a phased development is proposed, each phase shall comply with the provisions of this section.
3. Percentage of Development.
  - a. When separate residential and commercial buildings are proposed, a maximum of 25% by total Project area may be utilized for the residential component of a Mixed Use West Project.
  - b. When any mixed use buildings (i.e. buildings containing both residential and commercial space) are proposed, a maximum of 25% of the total building square footage for the Project shall be used for the residential component of a Mixed Use West Project.
4. Density. The residential component shall be limited to 20 units per acre, with a minimum of 900 square feet of living space per unit.
5. Timing of Approvals and Building Permits.
  - a. The commercial site plan shall be submitted prior to or concurrently with the residential site plan. Approval of the residential site plan shall not occur until 1) the commercial site plan has received approval, and 2) a commercial building permit has been issued by the City.
  - b. Commercial Building Permits.
    - i. Required site improvements per Chapter 17.12.010.2 shall be complete prior to the issuance of building permits.
    - ii. With the issuance of the first commercial building permit, developer may be issued building permits for up to 33% of the residential component of the Project (based on the total number of proposed units).
    - iii. Upon completion (i.e. issuance of certificate of occupancy) of 33% of the total commercial building square footage, developer may be issued building permits for up to 67% of the residential component.
    - iv. Upon completion of 67% of the total commercial building square footage, developer may be issued building permits for up to 100% of the residential component.
6. Parking.
  - a. Residential Parking. The residential component of the Project shall contain the following parking requirements: 2 spaces per unit plus 0.25 guest spaces per unit (all calculations shall round up to the nearest whole number). Garages and driveways of at least the minimum dimensions of standard parking spaces (9-ft by 18-ft) may count toward resident parking requirements but shall not count towards guest parking requirements
  - b. Shared Use Parking. Shared use parking in multi-family,

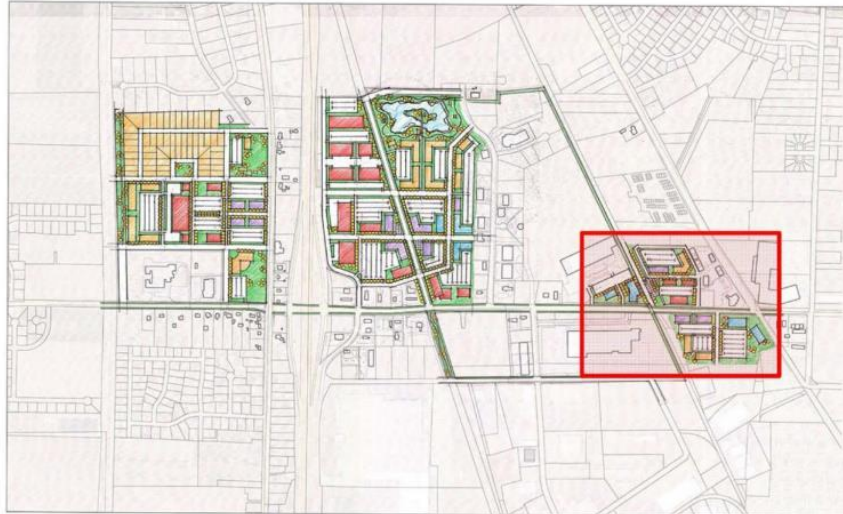
commercial, or manufacturing zoning district may be allowed if it can be established that the on-site use(s) characteristically result in peak demand for parked vehicles at different hours, days, or seasons than the off-site use(s).

- i. Study. A shared use parking study shall be submitted for review for approval of shared use parking. The parking study shall include the following: the location and identity of each use that will share the facility; the total parking requirement for each use; the projected hours of operation of each use and the hours during which the peak parking demand will be experienced; the number of existing and/or proposed parking spaces; a site plan that provides for a distance of not more than 500 feet from the development site's property boundary measured along the shortest available pedestrian route of access to the shared parking facility; and a site plan that demonstrates that the proposed shared parking facility will comply with all standards required by this Code for parking lot development.
- ii. Review and Authorization. The study shall be reviewed by the Development Review Committee to determine whether the uses will make use of the shared spaces at different times of the day, week, month, or year. The planning commission, following a recommendation from the Development Review Committee, may authorize shared use of a parking area subject to the following conditions:
  - a. The study demonstrates to the satisfaction of the City that uses sharing the parking area are unlikely to produce a substantial demand for parking at the same time;
  - b. Required parking spaces reserved for persons with disabilities shall not be reduced; and
  - c. Ongoing shared use of the parking area is assured by an agreement reviewed and accepted by the City which provides at least the following: 1) the parking area shall be continuously available; 2) all spaces shall be available without charge; 3) all parking spaces shall be available perpetually to all uses utilizing the parking; and 4) additional parking shall be provided up to the amount otherwise required under this chapter if the Development Review Committee determines, based on parking counts, that a shared parking area does not satisfy the off street parking demand of the uses involved.

(Ord.2021-8, dated 9/14/21; prior codes: Ord.2015-8, dated 12/8/15,  
Ord.2015-2, dated 3/10/15, Ord.2013-2, dated 5/28/13 and Ord.2012-5,  
dated 6/12/12)

## ATTACHMENT 6) 2700 Corridor Plan

2700 NORTH CORRIDOR - SPECIFIC AREA PLAN  
Submitted to Pleasant View City & Farr West City by IBI GROUP



### NODE 3 – FRONT RUNNER STATION/US 89

Goal: Develop complimentary adjacent uses that will support the Front Runner Station and address the intersection of US 89 and 2700 North.

- Creates a mix of Office, Retail and Residential uses
- Builds upon existing development framework
- Connections to additional centers by potential pedestrian/bicycle circulator
- Efficient development encouraging compact development

September 24, 2015

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Land Use		
Place Types	Images	Images
1 Transit Oriented Development (TOD)		
2 Regional Activity Center		
3 Street Center		
4 Mixed Use Neighborhood		
5 Strip Commercial		



Retail		
Building Type	Images	Images
1 Community/Neighborhood Retail		
2 Mixed Use Retail/Residential - Horizontal		
3 Live/Work (owner/tenant)		
4 Mixed Use Residential Focus Mid-Rise (owner/tenant)		
5 Mixed Use Employment Focus Mid-Rise		
6 Mixed Use Retail/Office Mid-Rise		



Residential		
Building Type	Images	Images
1 Large Lot Single Family		
2 Medium Lot Single Family		
3 Small Lot Single Family		
4 Townhome		
5 2 Story (owner/rental)		
6 3 Story Condo/Apartment		

ATTACHMENT 7) Staff Redlined Plans

