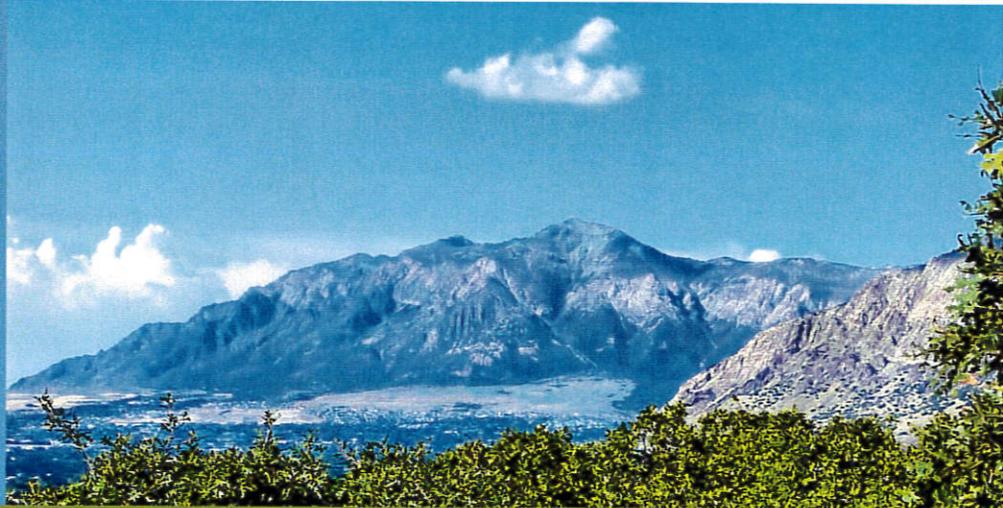
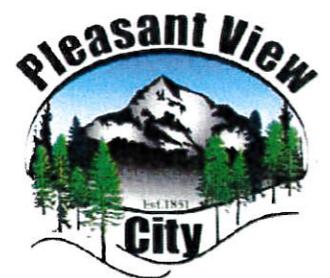
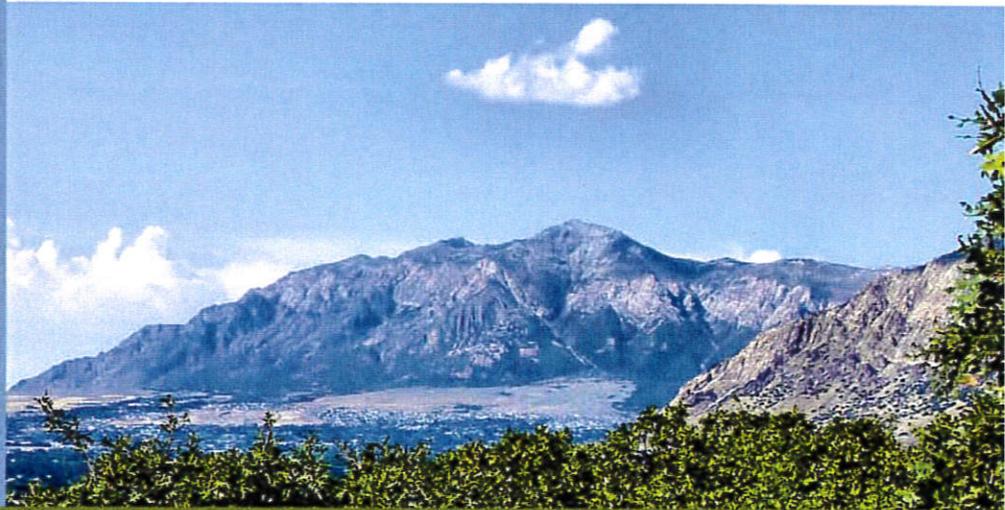


Pleasant View City General Plan 2017



Adopted September 12, 2017

Pleasant View City General Plan 2017



Pleasant View City General Plan 2017

Acknowledgements

Planning Commission Members

Danielle Jeppson, Chair
Keith Preece, Vice Chair
Ann Arrington
James Cummings
Kristi Hales
Jeff Hill
Andy Nef
Dean Stokes

City Council Members

Toby Mileski, Mayor
Scott Boehme
Jerry Burns
Steve Gibson
Boyd Hansen
Sara Urry

City Staff

Bill Cobabe, Planning Manager
Laurie Hellstrom, City Recorder
Heather Gale, City Treasurer
Ryon Hadley, Police Chief
Jay Palmer, Public Works Director
Brandon Jones, City Engineer

Past City Staff

Melinda Greenwood, City
Administrator
Valerie Claussen, Assistant City
Administrator



Pleasant View City General Plan 2017

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Community Profile

History & Location

Pleasant View City lies nestled at the base of Mount Ben Lomond in northern Weber County in northern Utah. The City enjoys beautiful mountain views, as well as many portions of the City overlook the northern portion of the Salt Lake Valley. The City consists of approximately 7.0 square miles at an average elevation of 4,396 feet. It spans from the Weber County line at the north to south of 2700 North, nearly to 2000 North and from Interstate-15 at the west to 250 West alignment. Farr West neighbors to the west, North Ogden to the east and Harrisville to the south.

The City, originally founded in 1851, went by many different names, such as West End, the West District, or Stringtown, before it became known as Pleasant View in 1882. Willard Cragun, a child of one of the first settlement families, is said to have looked over the community and remarked that it had a "pleasant view". The City incorporated on August 27, 1945. The City runs under the six-member council form of



Pleasant View City - circa 1896

government, with authority granted by ordinance to the City Administrator for the day-to-day operations of the City.

Population & Demographics

Past & Current Population

As of the 2010 census, the City's population is 7,979 residents, although the 2015 American Community Survey (also run by the Census Bureau) estimates a population of 8,647 residents. With the City's population in 2000 at 5,632, the City has seen nearly 42% population increase over the last ten years, a rate which is higher than both Weber County and the State of Utah. In 1990, the population was 3,661, making the ten years between 1990 and 2000 nearly a 54% population increase. Pleasant View has the oldest average age of population in Weber County, which is 34 years old.

Future Population Projections

Future growth in Pleasant View depends greatly on a number of factors, including availability of and demand for housing, the pace of development (including the availability of and access to public infrastructure) , and the amount of space that is available to develop. The most useful way to determine how the City might grow includes elements of historic growth patterns projected into the future as well as historic household sizes (3.3 persons/household) taken from the Census Bureau estimates. To help fill in the gaps, and to provide a baseline for years since the Census in 2010, looking at

the average number of building permits issued per year (168) shows how we have grown since then. The following table shows how this looks:

Year	Population Estimate	Change
1990	3661	
2000	5632	1971
2010	7979	2347
2017	11305	3326
2020	13523	2218
2030	19067	5544
2040	24611	5544

TABLE 1: POPULATION PROJECTIONS BASED ON CENSUS DATA AND AVERAGE BUILDING PERMITS ISSUED FROM 2012-2017

Current Conditions

Current Land Uses

The following table and chart display the distribution of the existing land uses within the City by category.

Land Use Category	Percentage of Existing Land Uses	Quantity (acres)
Residential	58%	2,622 ac
Open Space	17%	746 ac
Roads/Streets	10%	450 ac
Commercial & Industrial	8%	373 ac
Agricultural	5%	203 ac
Institutional	2%	107 ac

TABLE 2: DISTRIBUTION OF EXISTING LAND USES AND ACREAGE

Residential Land Uses

Pleasant View, well-known for its desirable mountain-side residential areas, remains a predominately bedroom community, where residents live and commute to nearby Ogden or even as far south as Salt Lake City. While there are some Planned Unit Developments with smaller lot sizes, a unique feature of Pleasant View residential properties is that the majority are either a third of an acre or larger.

Non-Residential Land Uses

The City has long been home to the Admiral Beverage Corporation since 1979. Other industrial uses have begun to develop along the 2700 North corridor, which only became a major UDOT road within the last ten years. Parkland Business Park is an industrial business park that is a total of 54 acres in size, with a range of three-fourth acre to almost two-acre industrial sized lots. Stonefield Industrial is located off Highway 89 and 1500 West and has a total of just more than 22 acres divided amongst approximately 13 lots, ranging from an acre to two acres in size.

In the most northern portion of City limits is a 142-acre gravel and mining pit that has been in operation since before the City was even incorporated. There is an adjacent pit that lies to the west just outside city limits and Weber County. The City is also bordered at the south by

unincorporated Weber County property that is called Weber Industrial Park, which consists of manufacturing and industrial uses, including the large Kimberly-Clark Ogden facility.

There is currently not a significant commercial base directly within Pleasant View, but in economic development efforts combined with Farr West, the City hopes to increase a commercial base with the properties that lie at the shared cities limits. In addition, the City anticipates that additional commercial development will occur along the entire 2700 North corridor, as well as at key intersections on Highway 89. Currently the City's commercial development is located primarily on 2700 North and Highway 89. Mountain View Landing has predominately medical offices; however, there is a portion of the property with retail buildings as well. The City has some light commercial businesses along Pleasant View Drive.

Future Development Challenges

Pleasant View City purchased what had been a private water company, Pleasant View Culinary Water Association, in the 1980s and became the water service provider for most of the City. The water service runs entirely on a gravity-fed well system. As the City has grown, the City has faced a number of challenges where the growth and development exceeded the ability to maintain adequate water levels.

In the fall of 2013, the City discovered a water source shortage and would not be able to support continued development. The City enacted a moratorium to protect the existing residents' services, and an Adequate Public Facilities Ordinance was subsequently adopted by City Council. The effect of this Ordinance provided the mechanism for the City to moderate growth to the same level that additional water sources could be obtained before approving additional development that would require an expansion of the existing system. It was further discovered that there are issues related to storm water detention overflowing to a UDOT facility on 2700 North as well as regional storm water concerns. These constraints will need to be addressed if City-wide development is desired.

Adjacent water improvement district, Bona Vista, is the water service provider for the portion of the city that lies west of Highway 89. This area of the City has not had the same development obstacles with obtaining water supply for additional or new development. Over the last several years, it has seen a steady rate of development with both the commercial and industrial lots in Parkland and Stone Field, the townhome development, Station at Pleasant View, just west of Highway 89 near the Frontrunner Station, and remaining residential lots in the Willowbrook subdivision.

Community Vision

Purpose

The entire purpose of the General Plan is to set a guiding vision of what Pleasant View City wants to become in the future. This document is intended to set overarching City policies, not just regarding land use and development, but virtually every facet of the community. The following is the vision statement the City residents have expressed about feeling home in Pleasant View.

"Near busy cities and positioned next to the beautiful Ben Lomond peak, Pleasant View City provides a breath of fresh air. Pleasant View City has a small town feel with large lots, small farms, trails and parks that creates a place of beauty for its residents. With easy access to Interstate 15 and Highway 89, available shopping and recreation is always close at hand. Pleasant View City also has a great commercial corridor right next to Interstate 15 and Highway 89. It is always a great feeling to arrive home to Pleasant View City..."

Welcome Home!"



Plan Overview

The following is an abbreviated preview of the top priorities for Pleasant View City as it evolves and develops over the next twenty years.

Maintain:

- The small town character of the community in the design and development
- The ability to successfully provide adequate water and other infrastructure resources
- The emphasis on open space as a community asset
- Public parks
- High-quality of life with:
 - Exemplary schools and educational opportunities
 - Convenient shopping
 - Abundant recreational opportunities
 - Safe and beautiful place to live
 - Quality infrastructure
 - Environmental consciousness

Continue to:

- Protect the existing residents' water supply

Community Vision

- Complement and accentuate the City's low density agrarian areas as distinctive elements in the community
- Promote and preserve the sensitive areas of the foothills north of 4300 North, as the area continues to develop
- Promote the City's distinctive character as an alternative to that found in surrounding communities
- Plan for future development at the City's western border for a more urban style and development with the associated amenities

Develop:

- A distinctive architectural style that is unique to the City, incorporates historical, ranch, and agrarian design elements, and articulates such elements to develop their contemporary expressions in an energy conscious manner
- This architectural style or design theme will be used for:
 - Higher-density residential and nonresidential developments;
 - Single-family homes, where appropriate, including perimeter walls;
 - Gateway features located at key entry points to the City;
 - Public improvements in the right-of-way;
 - New public buildings and parks;
 - Environmentally conscious design
- The primary elements of our parks, trails and open space system

Community Character

Purpose

The primary objectives of the Community Character element are to:

- Maintain and enrich the character of Pleasant View,
- Enhance the built environment,
- Preserve the natural environment,
- Create an attractive community that is sought after for its high quality of life, atmosphere, and beautiful neighborhoods.

LAND USE

The Future Land Use Plan reflects the community vision of maintaining Pleasant View’s warm rural character, while providing the high-quality environment and infrastructure necessary for recruiting, creating, expanding and retaining businesses and thriving commercial and employment centers in appropriate areas of the City. The land use definitions included in this element define the type, density and intensity of development within each land use designation.

Residential Land Uses

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

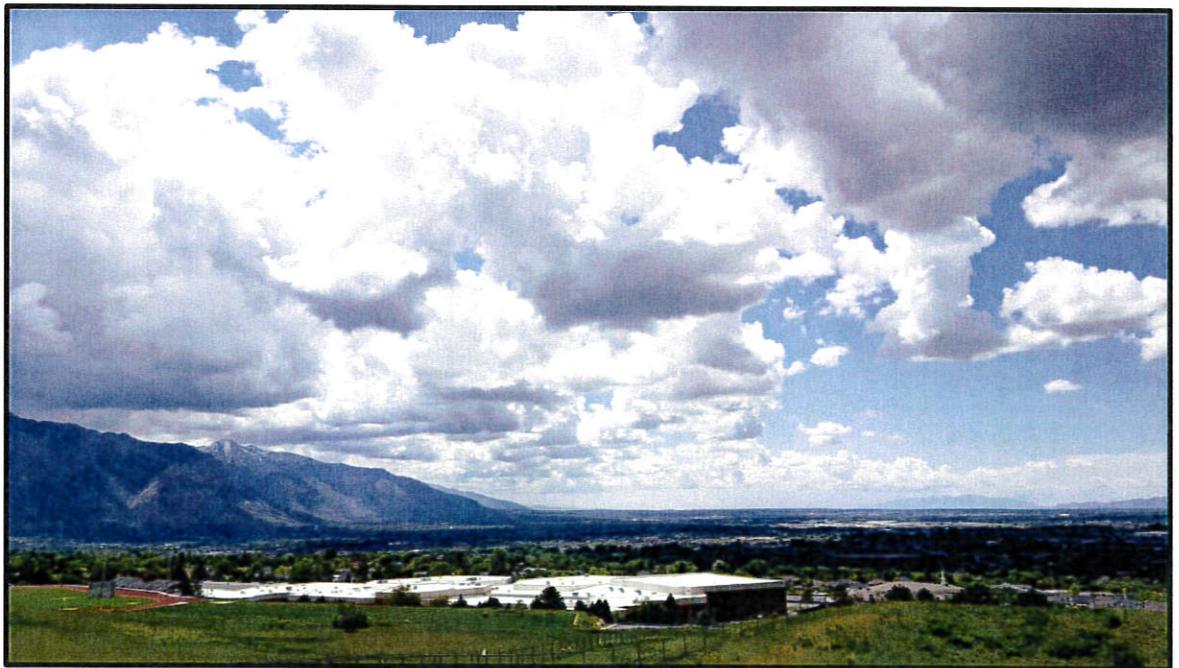
the exception of the portion of the City which lies east of 500 West and to the eastern city limits. To preserve the desired rural and open feel, emphasis should be placed on the kind of future development in order to limit disturbance of watershed features and avoid geologic risks. Development of this 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.

Very Low Density Residential (1 to 2 DU/AC)

Very Low Density Residential is primarily located north of the Ogden-Brigham Canal to 4300 North, to the eastern city limits, and from approximately 500 West to the eastern city limits, extending northward from 4300 North to 4575 North. This land use classification serves as a smooth transition between the much larger lots of the Rural Residential development pattern. High-quality construction features and up-scale architectural standards shall be strongly encouraged. Development of this area should also be sensitive to run-off water detention and control, and development should occur with no more impervious surface than necessary.



Low Density Residential (2 to 3 DU/AC)

Low Density Residential is located south of the Ogden-Brigham Canal, east of US-89 and north of the 2700 North corridor. This land use classification still remains predominately low in density, but does have opportunity for lot sizes that are closer to a third-acre in size. Development should consist of high-quality construction features and up-scale architectural standards.

Medium Density Residential (4-8 DU/AC)

Medium Density Residential development is located along the west side of US 89 to the rail lines, south of 2550 North and north of the City limits. This land use classification serves as a desirable transition between the low density development in the City to a more commercial or industrial setting and context. It predominately consists of single-family detached homes on fourth-acre lots and smaller. This land use classification will provide the opportunity for the development of smaller lot subdivisions that may include and encourage higher-end single-story detached patio homes. Exceptional design and architectural features must be a component of these developments. Superior exterior building materials should be utilized. Square footage of patio homes should typically consist of not less than 1300 square feet, with a minimum of an attached two-car garage. Shared-wall units, including duplexes, townhomes, and four-plexes may be considered provided the overall density, unit square

footages, and lot sizes are maintained.

High-Density Residential (8-14 DU/AC)

High-Density Residential development is located at two locations in the City; namely, the Station at Pleasant View and the Cove. Additional areas of this land use classification will be considered sparingly and only in conjunction with approved Specific Area Plans that are typically mixed-use in nature. This type of development is the urban fabric of the community and also serves as a transition from commercial uses to other medium-density residential uses. Such Specific Area Plans are subject to an amendment to the Future Land Use Map.

High-density is not a preferred land use, except in targeted areas that are consistent with the goals of the Land Use and the Housing Elements. Any additional high-density developments in the City must be part of a larger specific area plan and must demonstrate exceptional standards of architecture and construction materials to promote the visual aesthetics of the development, such as design of apartments to appear as large residential homes or other architectural style that compliments the residential feel of the majority of the City. Walk up two- or three-story apartment buildings will be discouraged. High-density developments also require access to an arterial street system.

In addition, high-density residential is also found in the City’s existing mobile home parks. These developments are located off major arterials. One such development is located approximately a quarter of a mile east of Interstate-15 on 2700 North and the other approximately a half of a mile south of 2700 North on US 89.

Mixed-Use & Special Areas

Mixed-Use (with Specific Area Plan only)

Mixed-Use is a land use classification that has both residential and non-residential components. There must be more than fifty percent non-residential component to any given mixed-use development as determined by overall square footage of the development. Any new mixed-use developments will require approval and adoption of a Specific Area Plan, which will include an amendment to the Future Land Use Map. Specific Area Plans can either be initiated by the City, when appropriate and a need is identified through the periodic General Plan review process, or submitted by an applicant for review, approval and potential adoption, through a Future Land Use Map amendment.

2700 North Corridor Mixed-Use

The 2700 North Corridor Mixed-Use is a portion of the City that has been identified for the completion of a Specific Area Plan. It extends from US 89 on the east to the City limits on the west, generally north of 2700 North. This

portion of the City is anticipated to develop in a manner that will provide opportunities for more regional scale commercial developments, encourage better transportation and circulation in the immediate vicinity so that commercial development is more viable, and provide opportunities for some higher density type housing in the context of a larger area plan which will include the mix of commercial, retail, office space, restaurants, and regional/destination stores and shops.

Non-Residential Land Uses

The Future Land Use Map delineates certain areas in the City that are preferred locations for commercial development. The identified areas are at the major intersections in the City such as 2700 North and US-89, and 2700 North and 600 West. There are three commercial areas along US-89 that are in the vicinity of the highway access points that are consistent with the City’s Access Cooperative Agreement with UDOT.

Neighborhood Commercial

Neighborhood Commercial is typically smaller scale and less intensive commercial that is located at specific areas on Pleasant View Drive. These commercial developments will be such that they blend into the existing residential uses that they are surrounded by and will be compatible with the neighborhood. Neighborhood Commercial uses are encouraged and preferred to

locate on the eastern side of Highway 89 in the vicinity of major intersections.

General Commercial

General Commercial is medium- to large-scale developments that are located along the City’s main arterials. The City’s land use classification of General Commercial is for the purposes of increasing the City’s limited tax base, proximity shopping for residents, and maximizing property development opportunities for property owners for retail sales, professional office plazas and other non-residential uses that thrive in areas close to freeway access. The changes of these properties to residential or mixed-uses, without a substantial commercial component (meaning at least forty percent or more of any given parcel) will not be encouraged.

The City should formally establish minimum design guidelines and architectural standards for these prime commercial sites in the City. Also, the consideration of coordinated cross accesses along the commercial corridors are critical, and will be required as there are only a finite number of access points along these major corridors that will be permitted.

Regional Commercial

The 2700 North Corridor is recognized to be the desired location for Regional Commercial, which are large scale developments that attract patrons from a geographical area from in and outside of the City. The location for this

type of development is at the western City limits at 2700 North, and lies in the 2700 North Corridor Area.

Employment & Business Park

Employment and Business Park land use designation is a light industrial development that encourages uses such as flex warehousing retail fronts and versatile backs of the building that provide for some light warehousing, corporate headquarters, computer numeric control (CNC) machine shops, high-technology support, woodworking shops, or similar types of uses. Employment development encourages cohesively designed business parks. Heavy industrial activities that require excessive (more than 25% of the parcel) outdoor storage or uses are not typically permitted in this type of land use classification.

The City's Economic Development Area (EDA) requires additional efforts to solidify circulation and design of the area so that development can occur that will provide the opportunity for additional business growth in the City.

Industrial

Industrial land use designation consists of heavier industrial developments that are typically located on larger parcels of property in which heavier manufacturing, warehousing, and production activities occur. The area within the Employment and Business Park designation that lies west of the railroad tracks, east of Interstate 15, and north of 1500 West may be

considered for industrial uses, while the remaining areas shall remain for less intense uses. These parcels should be generously buffered from adjacent non-industrial uses. The areas of the City delineated for Employment and Business Park land uses may carefully consider including heavier industrial uses in circumstances when property is close to railroad spurs and there is enough property to keep a use fully contained on the site. Impacts to neighboring properties from additional noise pollution, visual pollution, or heavy truck traffic must be able to be fully mitigated.

Public/Quasi-Public

Public or Quasi-Public Land Use Classification is used to denote public land uses including schools, libraries, fire stations and governmental offices.

Parks/Open Space

The City's existing parks and open spaces are identified and fairly spread through-out the entire City. Some of the City's Open Space is privately owned such as The Barn Golf Course, while the City owns Wadman Nature Park, Shady Lane Park, Barker Park, and City Park.

Locations for future parks and open space are also identified in this land use classification on the Future Land Use Map, as there will be opportunities the City has, as development occurs, to encourage incorporating the development of these parks.

Land Use Classification	Implementing Zoning Districts
Rural Residential (0-1 DU/AC)	A-5 A-2
Very Low Density Residential (1-2 DU/AC)	RE-20
Low Density Residential (2-3 DU/AC)	RE-20 RE-15
Medium Density Residential (4-8 DU/AC)	<i>TBD***</i>
High Density Residential (8-14 DU/AC)	R-M* RMH-1* TOD**
Mixed Use	TOD** MU**
Neighborhood Commercial	C-1
General Commercial	C-2
Regional Commercial	<i>TBD***</i>
Employment/Business Park	MCM
Industrial	MP-1
Public/Quasi Public	<i>TBD***</i>
Parks/Open Space	<i>TBD***</i>

Land Use Classification & Zoning District Table

*Existing zoning districts only, City’s policy is not to re-zone additional properties to these zoning districts.

** Zoning to be implemented in conjunction with approved Specific Area Plan only

*** Implementing zoning districts to be determined.

HOUSING & NEIGHBORHOODS

Pleasant View will provide a variety of housing types and neighborhoods for a diverse range of incomes, ages, and populations, which will also meet individuals’ and families’ changing needs through all life stages, but will primarily remain a more rural low-density residential community.

Housing Affordability

In compliance with state laws, Pleasant View will continue to provide adequate moderate income housing for its residents. Utah State Code requires that municipalities consider the State Legislature’s determination that cities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing. Specifically, the City is required to meet the needs of people desiring to live within the City and to allow persons with moderate



incomes to benefit from and fully participate in all aspects of the neighborhood and community life.

State Code further delineates specific policies and procedures that may be implemented in order to achieve this requirement:

- 1) Rezone for densities necessary to assure the production of moderate income housing;
- 2) Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;
- 3) Encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;
- 4) Consider general fund subsidies to waive construction related fees that are otherwise generally imposed by the city;
- 5) Consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing;
- 6) Consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity; and
- 7) Consider utilization of affordable housing programs administered by the Department of Workforce Services.

It is the intent of the City to pursue any and all applicable avenues that will lead to equitable housing choice for all its residents. The recent construction of the Cove and the Station at Pleasant View apartment complexes,

as well as other housing developments and opportunities in the City, reflect this ongoing intent. The City is committed to ensuring that all feel welcome within the City, including through housing choice and availability of moderately priced housing. The City will use all means available to pursue this intent. However, because the City’s budget is limited, it is not anticipated that the City will provide subsidies or other incentives to moderate income housing unless there is an attendant commercial or retail component to the proposed development, such as with a mixed-use development.

Housing Quality & Maintenance

The City recognizes the importance of maintaining the quality, appearance, and upkeep of existing and proposed housing. New development is encouraged to develop housing that is unique in style and based around a particular theme. Architectural standards, including minimum requirements for cladding (no vinyl siding on residential structures, for example) should be specified in the City’s Zoning Ordinance to ensure a minimum standard and overall aesthetically pleasing and cohesive community. Further, new development should be encouraged to utilize existing environmental elements, including topography, vegetation, and other man-made structures. Cues for how new housing developments shall be taken from the existing historical structures in the area.

The City further recognizes the connection between the built

environment and the continued sense of place and community. People find themselves attracted to Pleasant View in part because of the rich historical legacy in the community. The City should seek to develop a Historical Buildings Preservation Commission that would work with the State Historic Preservation Office to perform a survey of historical buildings in the City and see that those structures get listed on the National Register of Historic Places. In preserving these structures, we are ensuring that future generations will continue to be influenced by the legacy that is here.

The impression that people get of the City is often informed by the way the City's neighborhoods are maintained. In order to encourage the continued maintenance and attractiveness of the City, the City may consider implementing certain regulations regarding the park strips, open spaces, and other areas within the City that are within the City's control. To encourage property owners to maintain their own properties and structures, the City could have a Yard of the Month contest (in the warmer weather) and a Holiday Lighting/Decoration contest (in the winter months). This would help foster civic pride and help residents take care of their own properties. The City could also implement a program of neighborhood clean-up efforts to help reduce unsightly and unhealthy areas of the City, reducing nuisances and keeping property values high. As the City works collaboratively with religious and civic organizations, an enhanced sense of pride in the community will naturally develop.

Neighborhood Revitalization

The City will work together with Federal, State, and regional authorities to procure funding to help neighborhoods and individual homes remain safe and efficient. Often, those who are in the greatest need of assistance find themselves in substandard or even unsafe housing. The City will work with the organizations listed to identify potential projects that will help alleviate this need. Further, as noted above, the City could work with religious and civic organizations to start clean-up programs aimed at helping people establish and maintain clean and safe dwellings and neighborhoods.

Currently there is not a wide-spread problem with unhealthy or unsafe areas of the City. However, steps should be taken now to ensure that the quality of development in the City remains high and that any areas of concern have an opportunity to be addressed appropriately and in order. Additionally, as high density areas continue to develop throughout the City, management of these facilities should be required to provide for the perpetual maintenance and attractiveness so that these areas do not become unattractive.



Community Connectivity

Purpose

The primary objective of the Community Connectivity element is to maintain and improve the connectivity that residents of Pleasant View currently enjoy, both by car on the City's road network, or on the trails and pathways, by foot or bicycle.



TRANSPORTATION

The Transportation Plan reflects the community vision of maintaining and improving Pleasant View's road network. The network consists of different street types and widths and walking and active transportation paths that facilitate the most efficient means of travel and connectivity throughout the City based on existing needs and anticipated growth and use.

Master Street Plan

City Road Classifications

The following table lists the road classifications, right-of-way, and typical purpose for each.

Road Classification	Purpose	ROW Width	Typical Paved Width
Residential	Access to homes within a subdivision	60 feet	40 feet
Minor Collector	Connecting roads within a subdivision	66 feet	46 feet
Major Collector	Connecting roads between subdivisions	70 feet	60 feet
Minor Arterial	Connection neighborhoods and subdivisions	80 feet	60 feet
Major Arterial	Large thoroughfares providing connections between regional destinations	110 feet	90 feet

City Road Conditions

Pleasant View maintains approximately forty miles of roads within the city limits. On-going maintenance costs continue to rise, while the revenues for such repairs remain relatively stagnant. The City completed a road inventory in summer 2015 which identified the levels of remaining service life (RSL) which is measured in years, and then the treatment recommendations for the best type of maintenance to performed.

The City anticipates seeing a small increase in road funds in upcoming years, but not enough to offset the true costs of maintaining the City’s aging

street facilities. Costs of improving, maintaining, and constructing roadways within the City continue to increase, outstripping available resources. Currently the City relies on B&C Road Funds and transfers from the General Fund balances. The exploration of road utility fees is currently underway to determine a better mechanism to pay for the maintenance of City roads.



Future Roads and Major Road Projects

Skyline Drive

Skyline Drive, a new major arterial that will be located along the northern portion of the City, has been in various planning stages for several years. Skyline Drive will connect several existing and proposed roads. The portion of this road

within the City (approximately 2.4 miles in length) will connect with US 89 near the City boundary on the north, will move west up the hill, and ultimately connect with 4300 North through the established areas of Pleasant View, near 1100 West. This portion of the road is part of a much larger Skyline Drive project, which will connect the northernmost parts of the valley with the upper bench areas on the east side of the valley, terminating as Harrison Blvd in South Ogden at the intersection with US 89.

The environmental assessment (EA) for Skyline Drive is currently in process as of this General Plan Update. After completion of the EA, there still remain several steps of securing additional funding for right-of-way acquisition and construction to make Skyline Drive a reality. The EA will clear the corridor running from Highway 89 to 900 West. This will be essentially the first phase of Skyline Drive, which is anticipated to eventually be a major east-west connection, someday from Interstate-15 in Farr West to Washington Avenue in North Ogden.

4300 North at Wadman Park

4300 North is an extension of the Skyline Drive project. There is a small portion of 4300 North (approximately ¼ mile) which does not connect between 500 West and 350 West, near Wadman Park. Currently this roadway is not a through street. Plans are in place to complete this roadway between these intersections.

2550 North

This roadway stretches from 1000 West on the west to the City limits on the east (approximately 200 W – about 1.11 miles). Due to constraints regarding access off of 2700 North, which is limited by UDOT to existing accesses and intersections, the property south of 2700 North which is anticipated to have commercial growth will only have access from 2550 North. This will increase the burden on the road, requiring careful design work and planning to ensure adequate and safe access to properties in the City as well as in Harrisville.

Access & Development Coordination



UDOT Access Agreements

In 2006, the City, in conjunction with the neighboring cities of Farr West, Harrisville, and North Ogden entered into an interlocal agreement with UDOT, in which limited points of access have been agreed upon for UDOT roads. Specifically affecting Pleasant View City is the access from properties located on

Highway 89 and 2700 North (SR-134).

Truck Route

Until Skyline Drive is completed, the City will continue to utilize a truck route in the City's Municipal Code. The current designation is a route that runs along 4300 North to 500 West to Elberta Drive, to 600 West. The City will continue to maintain good communications with the working gravel pits as necessary for use of residential roads for the trucks. This will enable the City to notify residents of either temporary changes or other activities that may be of impact while the trucks make use of residential roads.

Pleasant View City Parkland EDA Circulation

The City still faces major obstacles in the development of circulation and a long-term road network in the EDA properties that lie north of 2700 North and Parkland Business Park east of Highway 89 and west of I-15. Due to the constraints of the railroad tracks that transverse the property from north to south and the limited crossings that exist, and the number of different property owners, this area will require further study and master planning, particularly for viable road network options. Otherwise, the full potential of development of this property will not be possible.

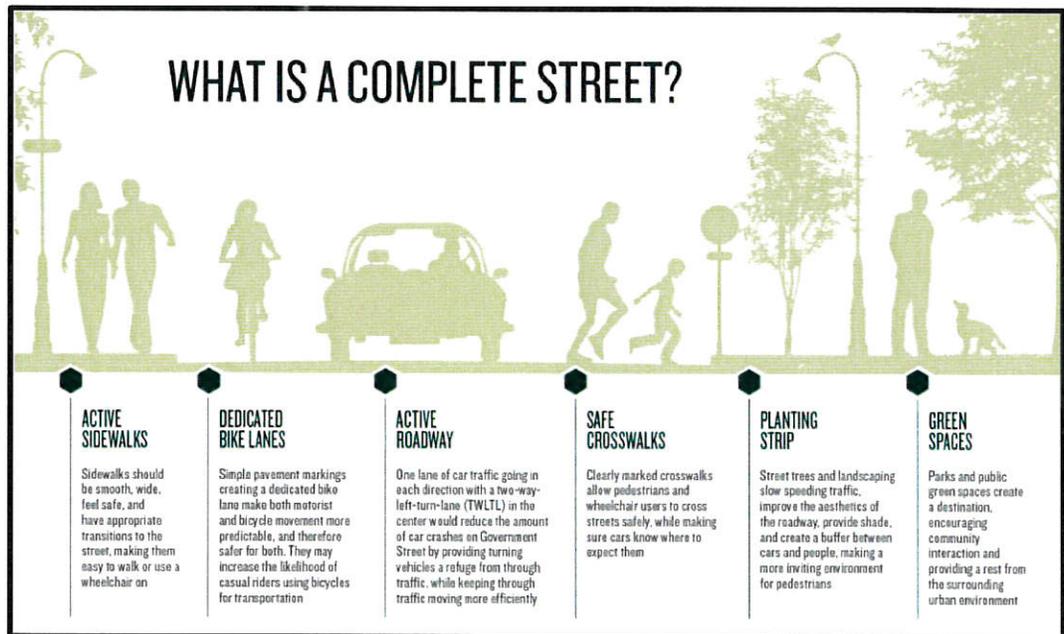
Multi-modal Options

The FrontRunner will continue to only be able to run a couple trips a day, early in the morning, and late in the evening, until Utah Transit Authority (UTA) has obtained full right-of-way and tracks that they are able to schedule their own trips. However, bus service continues to be provided for the City which includes Route 616 the North Weber Frontrunner Shuttle. This bus route



provides service to Ogden’s Transit Center from Pleasant View’s FrontRunner Station, in addition to a loop from 2700 North, to 400 East (in North Ogden) to Elberta Drive and 1000 West. In considering and planning for future development, it will be important to retain sufficient right of way for the expansion and continuation of the UTA-owned rail lines. The City should continue to explore the development of bike paths, sidewalks, and other non-motorized methods of travel. These methods, often called active transportation, offer solutions for people who are looking to decrease dependence on motorized transportation. As the City develops new roadways, both in

commercial areas and in other strategic locations throughout the City, recognizing the need for and desirability of active transportation routes and options will be important to providing these solutions. This planning and recognition will demonstrate the City's commitment to alternative methods of transportation and healthy lifestyles. A planning tool, called Complete Streets, addresses the need to allow and provide for access to and use of the streets by all methods of transportation, including pedestrian, non-motorized, and motorized vehicles. It addresses the different scales at which each method of transportation experiences the street, providing for shade and shelter for pedestrians, a separate lane for non-motorized traffic, and protects the speed and viability of motorized lanes of traffic. The following graphic illustrates some of these concepts:



(adapted from <http://www.connect.cpex.org/complete-streets/>; retrieved March 8, 2017)

TRAILS AND PATHWAYS

The Trails and Pathways Plan reflects the community vision of maintaining and improving the connections we have throughout the City, adjacent cities, and especially amenities. Safe connections provide opportunities for participation in various activities, such as hiking and cycling, keeping our community healthy and active, and which also contribute to the high quality of life we have come to enjoy.

Multi-modal Paths and Trails

Pleasant View Walking Path

The Pleasant View Walking Path parallels Pleasant View Drive for approximately 1 ½ miles, beginning at the entrance to the Pleasant Meadows Planned Unit Development on the east,



connecting to City Park, and continuing on to the end of Pleasant View Drive on the west. This system of paved trails uses existing sidewalks as well as a dedicated, separated pathway that is well-used by the residents and visitors

alike. With a 6 foot width, the pathway provides opportunities for pedestrians to enjoy being away from the traffic on the road while allowing for different methods of transportation on the path. However, due to the lack of signage and striping, this path is designated as a walkway, indicating that it is for pedestrian, non-motorized traffic only. There are benches, attractive landscaping, and other amenities located along the trail, and restrooms are accessible at Shady Lane Park and City Park. Additional amenities, including pathway lighting, interpretive signage, and drinking fountains should be considered in order to further develop this. This pathway connects via other sidewalks and residential roads to other destinations in the area, including Weber High School, Lomond View Elementary School, Shady Lane Park, Barker Park, several churches, and the City’s municipal complex on Elberta Drive.

Bonneville Shoreline Trail

The Bonneville Shoreline Trail is a vast network of paths roughly following the ancient shoreline of Lake Bonneville. This trail begins officially in Pleasant View City at the border with Box Elder County (there are no official trails called the Bonneville Shoreline Trail in Box Elder County) and extends southward into the rest of Weber County, on to Davis County, through Salt Lake County, before terminating in Utah County. Portions of this trail in the City are not paved, however, due to the extensive nature of this trail, and remains in a more undeveloped state. This provides a more rugged experience

for mountain bikers/trail bikers. Further, due to the relatively flat nature of the Bonneville Shoreline Trail, it is enjoyable for hikers and bikers of many skill levels. This trail connects with many other trails in the area.

Other Paths

As noted above, Weber County has a vast network of interconnected pathways. This network includes paths for bicycles, pedestrians, other non-motorized traffic, and off-highway vehicle use. With its location at the north end of the County, people may start a journey in Pleasant View and end up in a number of locations throughout the County and beyond. The City is also a convenient ending location, providing easy access to the trail's end. With dramatic vistas of the Wasatch Mountains, the valley below, and the Great Salt Lake, Pleasant View will remain a place for people seeking active recreational opportunities.



Community Sustainability

Purpose

The primary objective of the Community Sustainability element is to encourage responsible and sustainable development that benefits the community as a whole. Environmental constraints and limitations will specially be considered when making difficult decisions regarding growth and development. Furthermore, the ongoing maintenance of existing City facilities and infrastructure will continue to be a priority.



ENVIRONMENTAL CONSIDERATIONS

The Environmental Considerations Plan has become increasingly important as development has begun to encroach upon the City's more sensitive lands and water sources. A consultant was retained to conduct a special study for in-depth analysis and recommendations on the suitability of development in portions of the City. This study is herein adopted as part of the City's General Plan and is found in its entirety attached to the General Plan.

Sensitive Lands Recommendations

Specific recommendations coming from the report include:

- Landslide and Avalanche

- Avoid locating public buildings such as schools or auditoriums in the landslide and avalanche severe constraints area (i.e., within 0.5 mile of the mountain front)
- Prevent construction of all habitable buildings within 100 feet of active stream channels
- Debris Flow
 - Preserve existing vegetation within drainage channels to act as a trap for debris flow sediments
 - Provide appropriate setbacks (minimum 100 feet) from drainage channels for new development
- Faults
 - Require that all utilities that traverse fault zones be designed to withstand earthquake induced ground movement
 - Prevent construction of habitable dwellings within 175 feet of known faults or landslide areas
- Hydrology
 - No development should occur within the 100-year flood plain (where mapped or identified through new site-specific studies)
 - No development should occur within 30 feet of the banks of a state-defined channel. The State of Utah Stream Alteration program defines a stream as:

A natural stream is any natural waterway that receives enough water to develop an ecosystem that differs from the surrounding upland environment. This is most easily determined by observing vegetation changes. Canals, ditches, or other man-made channels are not considered natural streams. (from

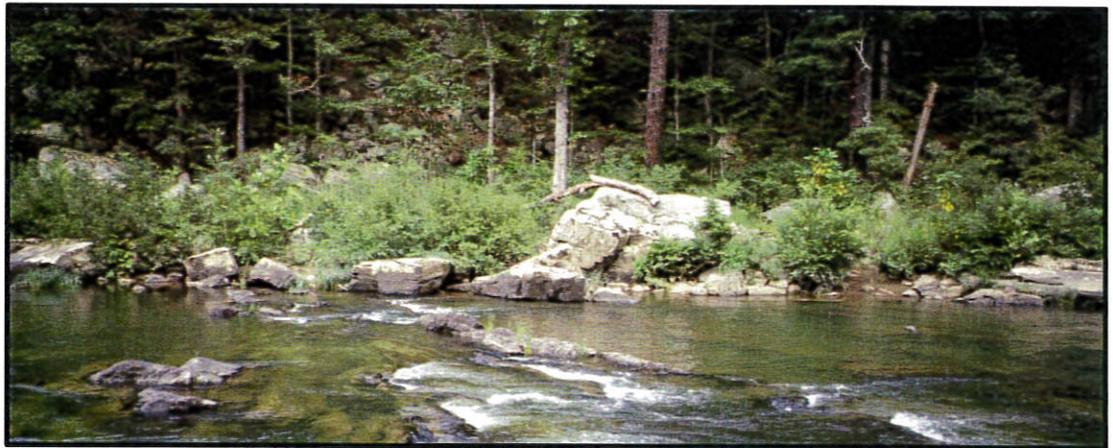
<http://www.waterrights.utah.gov/strmalt/faq.asp>)

- No development should occur at the mouth of Ridge Canyon, Pine Canyon, and the unnamed canyons along the Forest Service property boundary at the top of the watershed because of risk of torrential flooding during high precipitation or runoff events and the potential for debris flows. Steep slopes would also severely limit development in these areas.
- No development should occur within 16 feet of the Ogden-Brigham Canal
- No development should occur in areas identified as limited for dwellings with and without basements and/or commercial structures due to flooding based on site-specific soils data

- Weber County Engineering may review proposed developments within unincorporated areas of Weber County and within Special Flood Hazard Areas (SFHA). "Any structures, fill, or other disturbance within a SFHA requires a floodplain development permit, and in some cases, an elevation certificate as well" (http://www.co.weber.ut.us/mediawiki/index.php/Flood_Maps). Special Floodplain Hazard Areas include areas identified as having a 1% probability of flooding (also known as the 100-year floodplain) as shown on FIRMs.
- Slope
 - Limit building on slopes steeper than 15 percent to 20 percent. Slopes in this category are considered to pose slight constraints to development. Where construction occurs on these slopes, proper erosion and sediment controls should be required because the addition of impervious surfaces can cause excess surface runoff leading to erosion. Also the removal of the soil humus and vegetation can lead to stream pollution through increased sedimentation.
 - Avoid building on slopes steeper than 20 percent. Steeper areas (20 percent slope or greater) are considered to pose moderate to severe constraints to development. Development would not be impossible in severe constraint areas. However, it would

probably be unsafe and would definitely be more expensive to implement.

- Slopes steeper than 30 percent should remain naturally vegetated and non-developed
- Soils
 - Ensure that new development proposals are properly evaluate for potential impacts from severely restrictive soils



- Groundwater Recharge
 - Require open channel designs for stormwater management to slow water movement and allow for natural infiltration. This may include limiting development of curb and gutter in favor of a system of open channels that carry stormwater runoff to detention basins for proper infiltration.
 - Maintain natural infiltration rates wherever possible. This is particularly important at the mouth of canyons where streamflow goes

underground.

- Stormwater treatment and infiltration areas (i.e., detention basins) should be developed where impervious surfaces associated with developments (e.g., roads, driveways, rooftops, etc.) impact infiltration.

- Water Source Protection Zones

- Development within any area identified as a drinking water source protection (DWSP) zone should follow the development guidelines established in the Pleasant View City Drinking Water Source Protection Plan.

- No potential contamination sources shall be located, built, constructed or operated within a 100 foot radius (DWSP Zone 1) of any public water supply wellhead or margin of collection area. A potential contamination source is defined as any discernible, confined, and discrete source of pollutants or contaminants, including but not limited to any site, pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, animal feeding operation with more than ten animal units, landfill, or vessel or other floating craft, from which pollutants are or may be discharged.

- No pollution sources shall be located, built, constructed or operated within any area designated as DWSP Zone 2, unless the owner of the pollution source agrees to implement design or operating standards, as specified by Pleasant View City, which are intended to

prevent discharges to public drinking water sources. A pollution source is defined as source discharges of contaminants to ground water or potential discharges of the liquid forms of "extremely hazardous substances" which are stored in containers in excess of "applicable threshold planning quantities" as specified in SARA Title III. Examples of possible pollution sources include, but are not limited to, the following: storage facilities that store the liquid forms of extremely hazardous substances, septic tanks, drain fields, class V underground injection wells, landfills, open dumps, landfilling of sludge and septage, manure piles, salt piles, pit privies, drain lines, and animal feeding operations with more than ten animal units.

- Any proposed development in DWSP Zones 3 and 4 must be reviewed by the Pleasant View City engineer to ensure compliance with State of Utah regulatory standards for public drinking water systems.

- Additional Recommendations

- In order to insure sustainable development of the foothill study area, City officials must require that all development proposals incorporate and address the findings of this Study. Information in this Study should be refined over time as new information becomes available. City officials should require that all development proposals within the study area address the constraints presented in this Study while allowing for innovative and creative responses to those constraints.

- Require site-specific studies by professional geologists to locate

earthquake faults and recommend appropriate development setbacks for site-specific development proposals.

- Require site-specific studies by professional hydrologists to locate floodplain and flood-prone areas including active and inactive stream channels, and recommend appropriate development setbacks for site-specific development proposals.

- Adopt building codes sufficient to protect buildings from earthquake forces within the study area.

- Consider development of fertilizer and pesticide restrictions/guidelines to protect drinking water quality within the study area.

- Make modifications to existing zoning ordinances to provide for the following:

- (1) Allow for future open space that is either dedicated to the City, donated to a land trust, or maintained through a homeowner's association, in perpetuity, where constraints prohibit development (i.e., conservation areas).

- (2) Allow for flexible housing configurations that require closer grouping of homes on smaller lots resulting in more open space and conservation of sensitive land areas. The intent should be to increase open space within proposed developments and not to increase the overall density of

development across the study area. This will result in less roads, utilities, and infrastructure, and therefore expenses to both the City and developers.

(3) Encourage landscaping with native plant species in residential neighborhoods to maintain visual quality and reduce water consumption. Provide literature to educate new residents on native plantings, including suggestions on plants that are undesirable to deer to minimize anticipated conflicts. Include the names of local nurseries that provide native plants.

WATER RESOURCES

Water Resources Plan

In 2015, the City adopted an Adequate Public Facilities Ordinance, requiring that all new development in the City have, among other things, access to adequate sources of water. The City performs a yearly update of these facilities, noting the number of available equivalent residential units (ERUs) and steps being taken to ensure the viability of all water resources in the City going forward. The provision for the sustainability of these resources is vital for the current quality of life and future development of the City. Recommendations made in the yearly reports should be followed closely.

Water Conservation

Water conservation is absolutely essential to all functions of the City.

Monitoring water use, both for domestic purposes as well as for landscaping or



secondary water uses, helps to measure where the water is being used in the City. The City should consider adopting ordinances that encourage drought-tolerant landscaping, attractive xeriscaping, and alternative methods for making public spaces usable and conservative of water resources, including hardscaping, natural vegetation, and other methods as appropriate. As the City takes steps to conserve this limited and precious resource, we are ensuring the viability of the City for future generations. The City should implement programs designed to educate property owners about the benefits of drought-tolerant landscaping and other alternative methods for conserving water, both in landscaping and domestic use.

PUBLIC FACILITIES & INFRASTRUCTURE

The Public Facilities & Infrastructure Plan reflects the community vision of maintaining high quality of life while providing for the ease and convenience of travel and commerce, the efficient and hygienic transfer of

sanitary sewer and storm water runoff, and access to public and private utilities. To this end, the City has adopted a Capital Improvement Plan which anticipates and addresses current and future growth and development in the City.

Capital Improvement Plan (CIP)

The City's Capital Improvement Plan addresses specific areas of concern for the City. These areas include the following systems and utilities:

- City Road Network
- City Water System
- City Sewer System
- City Storm Drain System
- Other Public and Private Utilities, including coordination with Rocky

Mountain Power, Questar, Pineview Water Systems, Weber Basin Water Conservancy District, Bona Vista Water District, Central Weber Sewer Improvement District, and other utilities and communications companies

The CIP is not included in this General Plan. Rather, it is adopted separately and updated periodically and as needed.

ANNEXATION

The Annexation Plan reflects the needs and desires of the City to expand beyond its current boundaries. There are few areas of the City in which

annexation could occur. It is generally preferable that annexation happen prior to development of property so that City standards for development can be brought to bear as part of the development of that property. Specific areas for potential annexation are noted below:

Weber Industrial Park

The Weber Industrial Park is an area of unincorporated County land that lies to the south of 2700 North and east of the Willowbrook area of the City. This area is largely developed with industrial, manufacturing, and warehousing uses. The area is serviced by the Bona Vista Water District and the Central Weber Sewer Improvement District. The City would provide maintenance of the roads in the area as well as providing emergency response services to the area.

Areas North of the City Limits

Currently the northernmost area of the City is the Pole Patch neighborhood. There are areas of unincorporated Weber County adjacent to this neighborhood, both on the east and on the west. It is not anticipated that these areas will develop in the near future, and there are significant infrastructure and natural constraints that would need to be addressed when the property does want to develop. These constraints include steep slope areas, wellhead protection zones, seismic and other geologic hazards, and

access to water supply. It may be desirable, then, to annex these properties into the City so the City can dictate how these areas develop.

It is not anticipated that the City would develop or annex property across the Weber/Box Elder County line.



Community Well-Being

Purpose

The primary objective of the Community Well-Being element is to ensure the City and partnering entities (the County, the School District, etc.) work together to provide opportunities for a well-rounded community, including such amenities as libraries and resource centers, schools and educational opportunities, public safety, and parks and recreation.

ECONOMIC VITALITY & DEVELOPMENT

In order for the City to provide necessary and desired services to residents and businesses, the City must continue to expand and diversify sources of revenue. This means actively participating in the growth of businesses in many industries, including retail, office space, and manufacturing. This participation means that the City takes a role in the attracting and retaining of businesses in the community, which can be done in various ways. By having businesses locate and expand in the City, we not only increase and diversify our tax base, we provide opportunities for employment for residents of the area, allowing people to stay in the community while working, rather than having them commute to other areas in the region.

Redevelopment Agency Efforts

Parkland Business Park EDA

The Parkland Business Park EDA was established to provide incentives and guidelines for development along Parkland Boulevard. The area has already seen significant development. The EDA and City should work with area businesses and property owners to ensure that future development takes place that is compatible with and complementary to existing businesses. Attracting and retaining businesses in this area will be vital to the continued prosperity of the City. Specific projects will include infrastructure improvements, relocation assistance, and other incentives and projects to help ensure the viability of this area.

2700 North Joint CDA

The 2700 North Joint Commercial Development Area is a new partnership between the Farr West City and Pleasant View City. Sharing concerns relative to economic development, transportation and traffic, freeway access, and the potential for conflicting and contradictory development standards, the Joint CDA will look to establish a commercial corridor stretching from US 89 in Pleasant View City on the east to approximately 2500 West in Farr West on the west. This area is intended for a mix of commercial, retail, and light industrial type uses that will take advantage of the proximity and access to rail and truck-based traffic. Design standards for roadways, buildings, interconnectivity between sites, and landscaping and open areas should be established to maintain a high

standard of quality development.

PARKS & RECREATION

The Parks & Recreation Plan reflects the community vision of:

1. Providing healthy alternatives for people seeking recreation opportunities in Pleasant View;
2. Affording every resident the chance to participate in the use and maintenance of City Parks; and,
3. Protecting and preserving open spaces for future generations.

The City currently benefits from many acres of public and private parks that give opportunities for all to enjoy the outdoors and recreation in the City.

City Parks

Pleasant View City Park

Pleasant View City Park is located at 910 West Pleasant View Drive and is approximately 7.5-



acres in size. The old City offices building has been used for City recreation needs since the construction of the new City offices, including a Coach's

Corner for the City’s volunteer recreation coaches to access their equipment to run the sports seasons. The park consists of two baseball fields, field lighting, a scoreboard, and a multi-purpose building that has restrooms, announcer’s booth and concessions. There is a bowery, picnic table and play equipment. In the Fall 2015, the City held a ribbon-cutting ceremony for the opening of four pickleball courts.

Barker Park

Barker Park is located at 550 West Elberta Drive and is directly adjacent to the City Offices campus. It is approximately 10-acres in size and includes a baseball field, multi-purpose field, often referred to as Barker Bowl, that can accommodate soccer and lacrosse practices. The field also serves as a storm water detention basin for the vicinity. There is also a basketball court, a bowery with a kitchenette and restroom building, and playground equipment.

Shady Lane Park

Shady Lane Park is located on the east side of 600 West, just north of 3700 North and consists of approximately 10 acres. This park includes a large multi-purpose field that has two smaller baseball fields that are also often used for soccer. There is a large bowery with picnic tables toward the northern portion of the park. This area of the park consists of mature trees that provide a substantial amount of shade and grove-like atmosphere.

There are also two playgrounds, and a horse arena. There are restroom facilities, and additional restrooms closer to the fields at the southern end of the park will be completed mid-2017.

Wadman Nature Park

Wadman Nature Park is located between 350 West and 500 West just north of 4300 North, in the Majestic Heights area and consists of approximately 12 acres. This is a nature park located on property that had been designated as wetlands and which has undergone extensive remediation over the years since it was donated to the City. The park is completely natural vegetation with a developed trail, benches and observation areas. There is also a bowery and restroom building on site.

Private Parks

West View Park (also known as Jacob's Mill)

West View Park is a private park that consists of 0.68 acres located in the Jacob's Mill subdivision. It is a park that is owned and maintained by the home owner's association of the subdivision. While this is a relatively small park, it provides an amenity for the residents of the subdivision and their guests, with a basketball hoop and small sports field.

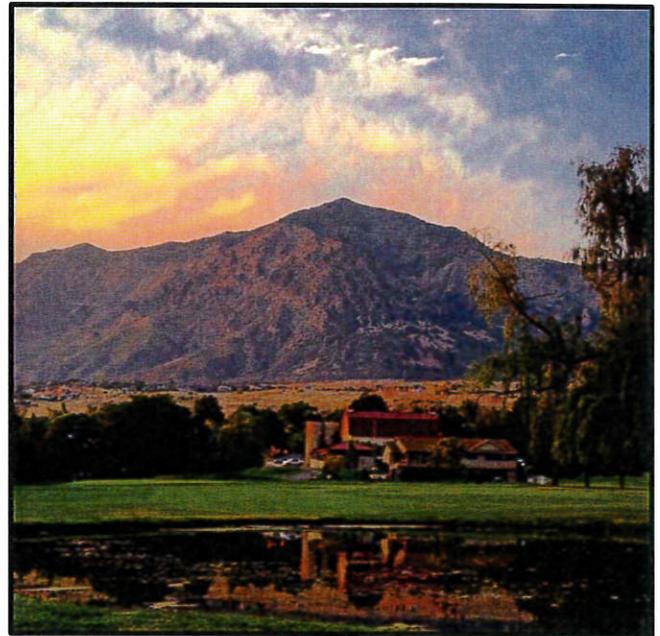
Parkland Business Park

This privately-owned park consists of a bowery, a restroom, and associated parking. The adjacent detention basin is still operated by Weber County.

The entire area is just over 16 acres in size, while the park area is approximately 3½ acres. The possible future development of this parcel, and surrounding parcels could possibly improve and use the detention basin as an amenity. Having horizontal mixed use development in the immediate vicinity of smaller lot or multi-family homes enjoying the water amenity and views could also be a good potential use of this property.

White Barn Golf Course

The White Barn development includes a privately owned and operating 18-hole golf course that stretches nearly 6000 yards over nearly 53-acres of land.



Future Park Sites

Bailey Detention Pond

Located west of Highway 89 and adjacent to the railroad line at

approximately 1050 West, this is a future regional storm water detention basin with potential to also be improved as a multi-function play field for various sports.

Park Springs

This park is anticipated to serve as a neighborhood park, as well as the location for the City’s regional detention basin needs in the area. It is approximately 4.12 acres and is bisected by a future road that will have a connection to Highway 89.

Stone Field Multi-Use Field

Stone Field is a park in the beginning stages. It consists of approximately 3-acres and is located directly south of the Stone Field Industrial Park, on the west side of Highway 89 and a quarter mile south of 1500 West. It originally serves as one of the City’s detention ponds and is being further evaluated to also create a multi-use field for lacrosse and soccer. Substantial improvements to the site will be required, including the grading and appropriate landscaping, and watering of the fields. Water is not currently available on site and will require connection. There are also no restroom facilities or paved parking facilities currently available. The City recently was awarded RAMP grant funding for the improvement of this

facility, including sod and other improvements.

Private Development Requirement

The development of private parks and open space throughout the City is desired. It is a difficult balance with larger lot subdivisions, which already have a significant amount of privately held open space due to large lot sizes to require additional open space, but with careful planning and appropriate standards governing the disposition of privately held common open spaces, the City may consider adding this requirement to the City's ordinances. Private parks would help to maintain the character of the City as feeling rural and open while allowing for reasonable development. Such private open spaces should be centered around clustered developments, while maintaining an overall density required by the underlying zoning district. Private parks may be natural or more developed, but should be able to be used as an amenity by the associated Home Owners Association and their guests.

Recreation

The city offers youth recreation programs for baseball, softball, basketball, and flag football. With the recent addition of pickleball courts the City now offers both youth and adult pickleball classes. There is one part-time recreation coordinator who oversees the programming. The coordinator has a part-time site lead and many recreation instructors who

are predominately the older youth of the community who run the different sports. The number of recreation employees depends on the season of which sport is being offered.

Future Indoor Recreation Facilities

The City does not currently have its own indoor recreation facility. The City should explore the option of joint indoor recreation facilities with Weber School District to be done in conjunction with the construction of the new elementary school. Specifically, the indoor recreation facilities would be for basketball courts and possibly other activities, such as an indoor track. Even if a joint facility is not possible, the City still should pursue the feasibility of its own indoor recreation facility to serve the residents. A City-owned facility may include other amenities and activities not limited by colocation with an elementary school, including swimming pool/water-based activities, indoor track, basketball courts, shooting range, racquetball courts, weight room/cardio room, and many others. The facility could also be used to hold classes and training for the public in things like hunter safety, CPR, first aid, and other recreation-related functions.

PUBLIC SAFETY & SERVICES

Public Safety is the most important aspect of civilized society. As people live in proximity to one another, the orderly function and enforcement of laws is essential to maintaining and preserving property rights and civil liberties.

The people responsible for this maintenance and preservation represent the very best of what our community aspires to, all the while providing exceptional service through keeping us all safe and peaceful.

Pleasant View City Police

Pleasant View City Police Department employs eight full-time sworn officers, a full-time police secretary, a part-time animal control officer, and five part-time crossing guards. In order to provide twenty-four hour coverage and services, our full-time force is assisted by approximately five part-time officers.



Calls for service and cases assigned to investigations are shown in the table below:

Year	Number of Calls for Service
2008	6,139
2009	6,211
2010	7,009
2011	6,656
2012	7,109
2013	7,080
2014	7,706
2015	7,933
2016	6,563
10 year average	6,241

North View Fire District

Service Area & Fire Stations

Northview Fire Department was originally established in 1966 as a volunteer organization and subsequently ran as Northview Fire Agency for the cities of Pleasant View, North Ogden and Harrisville. In 2008, the three cities approved the formation of the North View Fire District.

Northview’s fire station is located in North Ogden at 315 E 2550 North.

The District recently received City approvals for the subdivision and conveyance of a one-acre parcel adjacent to Wadman Nature Park for the site of a future fire substation. This fire station is currently under construction and will greatly improve the access to northern portion of their service area.

Calls for Service and Response Times

The District’s average response time is approximately five minutes for the entire district area. In many of the City’s areas response times are even less than a minute. With the future fire substation, it is anticipated that response times will be reduced to two to three minutes for the City of Pleasant View. Northview Fire District receives an average of 2,500 calls a year, with 25% of calls servicing Pleasant View. The table below provides additional numbers of calls for service from 2012 to 2015.

Year	Total Fire/EMS Service Calls	Approx. number of calls serving Pleasant View
2012	1857	465
2013	2120	530
2014	2299	575
2015	2357	550

Staffing & Equipment

The fire district currently employs fifteen full-time firefighters and twenty part-time firefighters. The station is staffed by Advanced EMT’s and if a medical call requires paramedic response, they have paramedics responding from Ogden City and Weber Fire District to assist.

Northview Fire District has one ladder truck with a 105-foot ladder and fire pump, one engine and pumper, three ambulances, and three brush trucks. The ladder truck, which is ten years old has had some maintenance issues, and is likely to be replaced sooner than the typical

twenty-year cycle. Ambulances are purchased every three years, with the oldest ambulance sold at that time.

Hydrant System and Plan Review

In light of the City’s water source issues, the District is deferring to the City for the resolution of that problem and continues to focus on the management of the existing system and water flows. Currently, there is generally enough water for the hydrant system and any identified shortcomings in new development do require the installation of a fire sprinkler system. Booster stations are also an option if pressures do get low. For the areas of the City that are serviced by Bona Vista Water, a booster station is used to service Pleasant View, located near 1600 West and 2700 North. Northview Fire District continues to be an active participant in development reviews and ensures that Fire Codes are being properly administered and met within the City limits.

Weber County Library

County Library System

Weber County Library system is administered by the County and under the direction of a Board of Trustees. There are five full-service libraries: Main Library Branch in Ogden, Ogden Valley Branch in Huntsville, Pleasant Valley Branch in Washington Terrace, Southwest

Branch in Roy, and North Branch in North Ogden. North Branch is the closest library that serves Pleasant View. North Branch library is slated for an expansion within the next few years. The tentative plans are for a remodel and expansion of the building to the basement. There have been discussions for the Library system to reconsider an expansion and look at moving the library site to another location off of Pleasant View Drive in North Ogden (the former site of North Ogden’s Public Works Shops). This other site would be able to better provide adequate parking and space, which the existing library site has overgrown.

Some library statistics are provided in the table below. North Branch is currently at capacity, so the volume numbers will not increase, until an expansion is completed. Other area library resources commonly used are the digital collections and the online databases that are available to library patrons.

Health and Medical Facilities

Local Hospitals

Three hospitals are located less than fifteen miles from Pleasant View City Offices, ranging in drive times between twenty to twenty-five minutes. The hospitals to the south are Intermountain Healthcare's McKay-Dee Hospital and MountainStar Healthcare's Ogden Regional Medical Center. MountainStar's Brigham City Community Hospital is to the north of the City.

McKay-Dee is located in central Ogden at 4401 Harrison Boulevard, where it has been since 2002. This hospital is licensed for 303 beds. Ogden Regional is located just south of Ogden in Washington Terrace at 5475 S 500 East. They are licensed for 232 beds, have over 300 affiliated physician medical staff, and more than 1,000 employees and volunteers. Both hospitals have 24-hour Emergency Rooms.

Brigham City Community Hospital is licensed for 49 beds and serves many residents in northern Weber County, as it is often easier to drive to than to Ogden. They have an Emergency Room (ER) that is a Level IV Trauma Center, as well as a helicopter for any transporting needs that may have to occur. Brigham City Community Hospital also offers general surgery, orthopedic, radiology and maternity care services.

Preliminary plans for the construction of a new emergency room facility located at 2700 N and 600 W have been submitted to the City in connection with a zone change. This facility will offer emergency room services only and will be operated by the Ogden Regional Medical Center.

General Medical Clinics

Within Pleasant View City, the Mountain View Ogden Clinic is located at the northwest corner of 2700 North and Highway 89. Ogden Clinic is an independent, physician-owned multi-specialty clinic that serves Weber and Davis Counties. The Mountain View Clinic has an urgent care, and doctors who specialize in family practice, pediatrics, as well as physical therapy.



EDUCATION

The Education Plan envisions fostering opportunities for residents to have access to all levels of education, to not only create a prosperous and well-rounded Pleasant View City in the present, but to be prepared

for the needs and be creators of innovations for the future. Compulsory education in the City is under the auspices of Weber School District, which enrolls more than 31,000 students a year, and has an average student/teacher ratio of one teacher for every twenty-two student.

Educational Facilities

Lomond View Elementary & Weber High School

Both a Weber County School District elementary and high school are located within City limits. Lomond View Elementary is located at the southeast corner of 900 West and 3650 North. This K-6 elementary school has approximately 600 students, 25 teachers and 18 support staff. This school has an original full-size gymnasium, not typically found in elementary school facilities, which the City currently rents in the winter months for the City’s recreation basketball programs.

Weber High

School is a 5A high school located at 430 Weber High Drive (3500 North and 500 West) on a 70-acre campus. The school has



approximately 1800 students and 88 faculty members. Weber High School boundaries encompass Pleasant View, North Ogden, Harrisville, Huntsville, Eden and Liberty students. The original Weber High School was located in Ogden, but relocated to its current location in Pleasant View in the mid-1970s. The City rents the football field for the annual Founder’s Day fireworks show. The recreation program also rents facilities for basketball and other programs as needed.

Neighboring Schools

The Weber County School District’s Orion Junior High and Majestic Elementary are located in nearby Harrisville. Orion School boundaries include Pleasant View City students in the 7th through 9th grade, and have approximately 936 students and 43 faculty members. This school is located at 370 W 2000 N in Harrisville.

Majestic Elementary is located at 425 W 2550 North in Harrisville. Some of Pleasant View City students in the elementary school grades (Kindergarten through 6th Grade) who live in the southern portion of the City attend this school, which has approximately 982 students and 47 faculty members. This school is directly accessed from 2550 North, a road that is fully owned and maintained by Pleasant View City on the Harrisville-Pleasant View border. The City will continue to pursue funding

to improve the access to this school.

Maria Montessori is a nearby charter school at 2505 N 200 E in North Ogden. This school has approximately 640 students, from pre-kindergarten through the ninth grade. They have approximately 70 faculty members, teachers and support staff combined.

Higher Education- OWATC & Weber State University

Ogden-Weber Applied Tech College main campus is less than six miles (about a ten minutes' drive), south of the City located in Ogden at 200 N. Washington Boulevard. This school provides hands-on training in over 40 programs from dental assisting, welding, information technology to culinary arts.

Weber State University is just over ten miles (about a twenty minutes' drive), south of the City also located in Ogden at 3848 Harrison Boulevard. Weber State enrolls approximately 26,700 students and has over 250 certificate and undergraduate degree programs and 11 graduate degrees. This undergraduate institution became a university in 1991; prior to this, since 1963 it was a four year college and a state-supported junior college since 1933. The campus is more than 500-acres with 63 buildings, including residence halls. Weber State boasts a low student/faculty ratio of 21:1.

Future Educational Facilities

Future Elementary School Site

Weber County School District owns an undeveloped 17-acre parcel in the vicinity of 1000 West and 3200 North (road alignment) that is slated as a future elementary school site. The school district is currently in the process of updating their facilities Master Plan and the timeframe for the construction of this elementary school is still being determined. A neighboring subdivision, known as Jensen Estates has recently obtained development approvals and has coordinated certain aspects of the future 3200 North road.

Other Educational Opportunities

In addition to traditional schools, the City should explore assisting residents with applied technology training and distant learning opportunities. This could include provisions for locating new facilities and campuses in the City, providing City-owned or operated facilities for those in need to access, and training and other opportunities for career minded individuals to pursue educational goals. Further, seniors could benefit from continuing education and technology awareness opportunities.

COMMUNICATIONS & PUBLIC ENGAGEMENT

The Communications & Public Engagement Plan reflects the City’s vision in efforts to improve communications with its residents through various means and methods. With the unique City trend of both older residents (age 65 and older) and younger residents (age 19 or younger) increasing in population, the City will need to continue with written, more traditional communication methods, but will also need to continue to improve and incorporate more electronic means of distribution.

Other Outreach Initiatives

Updated City Website

The City’s website is in an on-going process of being updated and will include a full content-management system for ease of regular updating of web content and providing accurate and timely City communications. These communications will include public notices, Staff reports for agenda items, minutes from public meetings, publication of City ordinances and the General Plan, Staff contact information, and other vital resources.

Monthly Newsletters

The City currently provides a monthly newsletter with the City utility bills, with a lengthier quarterly newsletter. With the update of the City’s

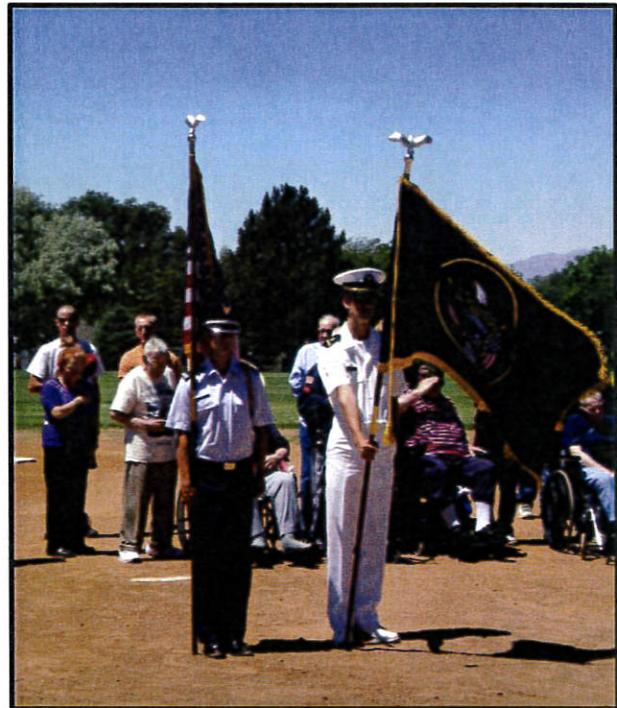
website these newsletter will also be available on-line.

Utah.gov Notification

The State of Utah offers an on-line notification system that residents can register with their emails and receive the City meeting agendas and public hearing notices. The City will encourage interested residents to register and be informed on City matters.

Founder's Day & Salmon Bake

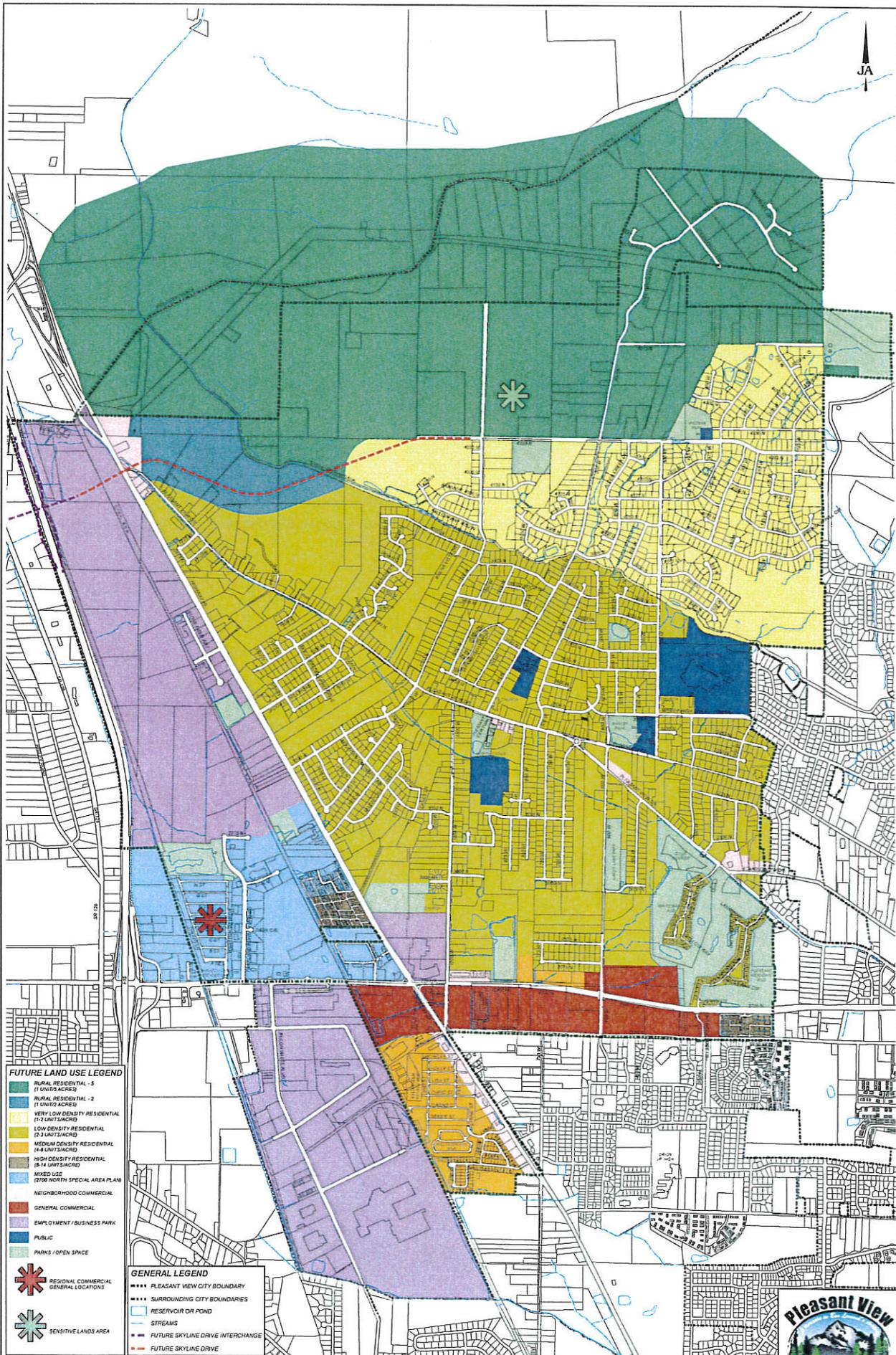
Held once a year on a Saturday in late June, the City hosts a community-wide event called Founder's Day. Festivities usually include a parade in the morning, a salmon baked dinner and an evening of fireworks. More recently, an "Our Town" Fair was added that included the



display of booths at City Park from different functions of the City, the police and recreation departments and CERT (Citizens Emergency Response Team), as well as other related agencies, such as Northview Fire

District. Also, the Friday evening prior, “Movie Night in the Park” was well attended by families and is anticipated to continue as a tradition.

The City encourages Founder’s Day to remain a grass-roots and non-commercialized community event. Efforts will also be made to keep this event relevant to the City’s demographics. Younger families will likely enjoy the parade festivities and the evening’s fireworks, while more established families are likely to attend the Salmon Bake dinner.



- FUTURE LAND USE LEGEND**
- RURAL RESIDENTIAL - 3 (1 UNIT/5 ACRES)
 - RURAL RESIDENTIAL - 2 (1 UNIT/3 ACRES)
 - VERY LOW DENSITY RESIDENTIAL (1-2 UNITS/ACRE)
 - LOW DENSITY RESIDENTIAL (2-3 UNITS/ACRE)
 - MEDIUM DENSITY RESIDENTIAL (4-8 UNITS/ACRE)
 - HIGH DENSITY RESIDENTIAL (8-14 UNITS/ACRE)
 - MIXED USE (2000 NORTH SPECIAL AREA PLAN)
 - NEIGHBORHOOD COMMERCIAL
 - GENERAL COMMERCIAL
 - EMPLOYMENT / BUSINESS PARK
 - PUBLIC
 - PARKS / OPEN SPACE
- GENERAL LEGEND**
- PLEASANT VIEW CITY BOUNDARY
 - SURROUNDING CITY BOUNDARIES
 - RESERVOIR OR POND
 - STREAMS
 - FUTURE SKYLINE DRIVE INTERCHANGE
 - FUTURE SKYLINE DRIVE
- SYMBOLS**
- ★ REGIONAL COMMERCIAL GENERAL LOCATIONS
 - ★ SENSITIVE LANDS AREA

NOTES
 2017-08-01 PROPOSED CHANGE AT NORTHWEST CORNER OF 600 WEST AND 2700 NORTH - MEDIUM DENSITY RESIDENTIAL TO GENERAL COMMERCIAL
 PLEASANT VIEW CITY ORDINANCE 2017-03

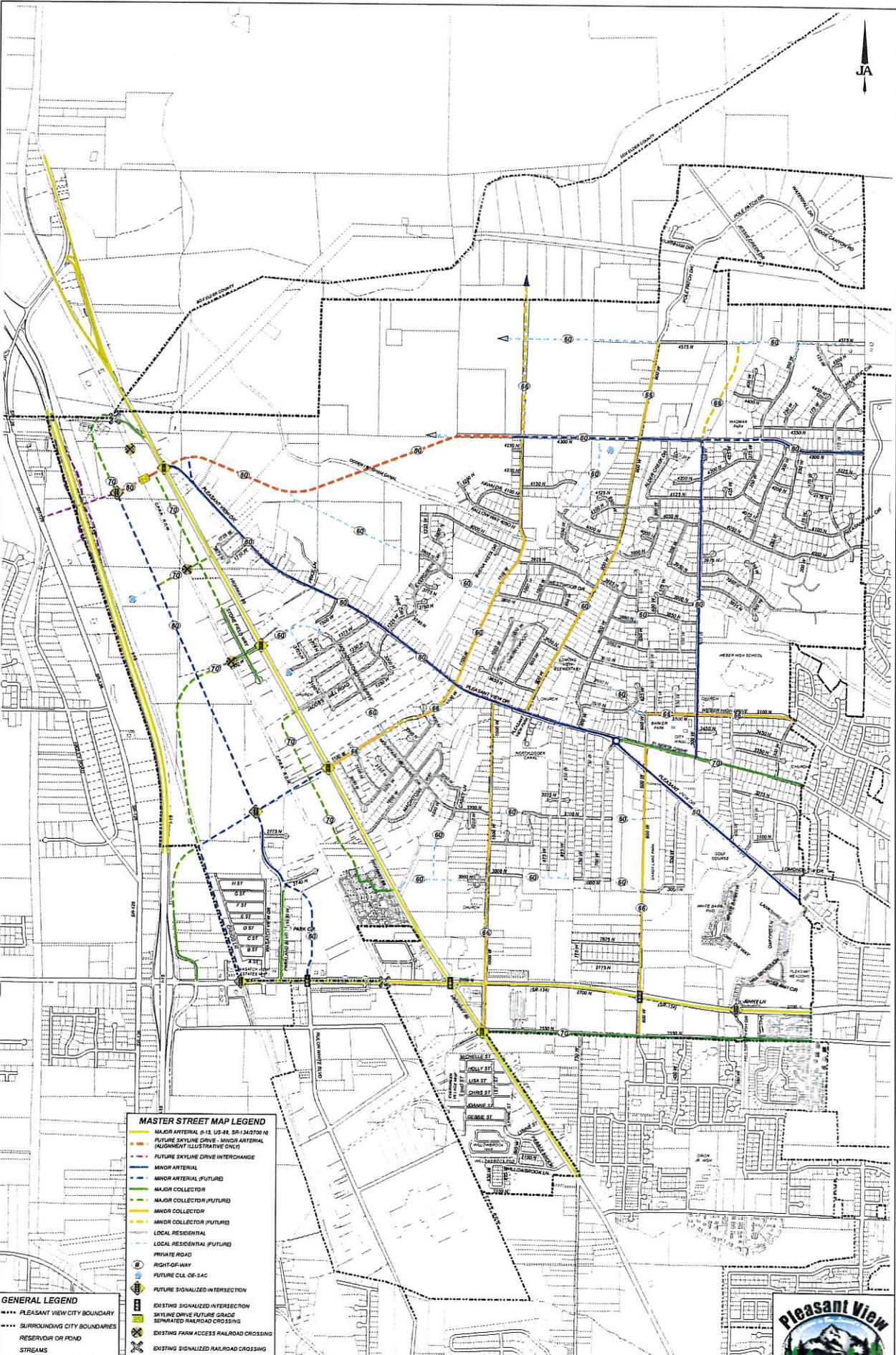
SCALE
 1 in = 800 ft
 DRAWN
 CHECKED

DESIGNED
 DRAWN
 CHECKED

JONES & JONES CONSULTING ENGINEERS
 1718 East 5400 South
 South Ogden, Utah 84403 (801) 476-6767

PLEASANT VIEW CITY CORPORATION
 GENERAL PLAN
FUTURE LAND USE MAP

SHEET
00
 OF SHEETS



MASTER STREET MAP LEGEND

- MAJOR ARTERIAL (I-15, US-88, SR-134/2700 N)
- FUTURE SKYLINE DRIVE - MINOR ARTERIAL ALIGNMENT (ILLUSTRATIVE ONLY)
- FUTURE SKYLINE DRIVE INTERCHANGE
- MINOR ARTERIAL
- - - MINOR ARTERIAL (FUTURE)
- MAJOR COLLECTOR
- - - MAJOR COLLECTOR (FUTURE)
- - - MINOR COLLECTOR
- - - MINOR COLLECTOR (FUTURE)
- - - LOCAL RESIDENTIAL
- - - LOCAL RESIDENTIAL (FUTURE)
- - - PRIVATE ROAD
- RIGHT-OF-WAY
- FUTURE CLK. OF-EAC
- FUTURE SIGNALIZED INTERSECTION
- EXISTING SIGNALIZED INTERSECTION
- SKYLINE DRIVE FUTURE GRACE
- SEPARATED RAILROAD CROSSING
- EXISTING FARM ACCESS RAILROAD CROSSING
- EXISTING SIGNALIZED RAILROAD CROSSING

GENERAL LEGEND

- PLEASANT VIEW CITY BOUNDARY
- SURROUNDING CITY BOUNDARIES
- RESERVOIR OR POND
- STREAMS

NOTES
 FUTURE ROADS ARE INTENDED TO SHOW GENERAL CONNECTION. EXACT LOCATION TO BE DETERMINED AT TIME OF DEVELOPMENT

DRAFT

SCALE: 1 in = 800 ft

DATE: 03/16/2017

JONES & ASSOCIATES CONSULTING ENGINEERS

1718 East 9800 South
 South Ogden, Utah 84403 (801) 476-9787

PLEASANT VIEW CITY CORPORATION
 GENERAL PLAN
MASTER STREET MAP

SHEET **00**
 OF SHEETS

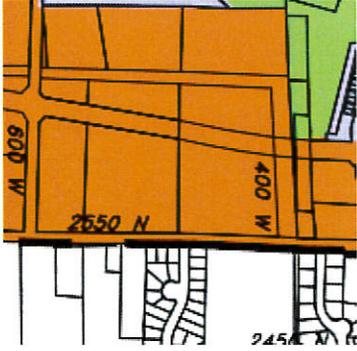
SURVEY RESPONSES

44 Responses Received as of May 27, 2014

		Strongly Disagree	Disagree	Neutral/ Undecided	Agree	Strongly Agree
1	I am satisfied with the quality of life I enjoy in Pleasant View	0	1	1	16	24
2	My quality of life is closely related to the single-family large lot development and feel of the community.	2	1	1	13	25
3	My shopping and other commercial needs are not located close enough. I feel the City should be clustered by type of development.	11	14	4	4	5
4	I believe that the entire City should be developed extremely similarly, I am not interested in a lot of non-residential development.	5	7	8	14	6
5	The 2700 North corridor is most appropriate for any kind of development, including mixed uses that consist of higher density residential housing.	13	4	6	12	9
6	It is extremely important to me that the 2700 North corridor be reserved for commercial development only.	5	9	11	12	6
7	The Highway 89 corridor is most appropriate for any kind of development, including mixed uses that consist of higher density residential housing.	12	11	4	11	3

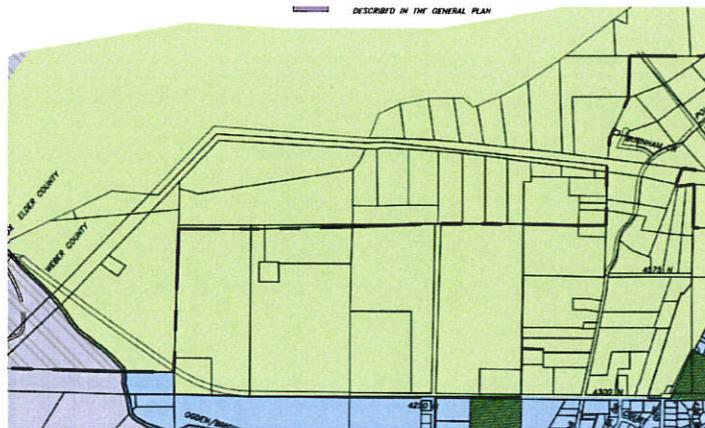
		Strongly Disagree	Disagree	Neutral/ Undecided	Agree	Strongly Agree
8	It is extremely important to me that the Highway 89 corridor be reserved for industrial and commercial development only.	6	8	9	10	9
9	I'd rather have more commercial and businesses closer to my home, at the trade-off of higher residential densities in the City.	14	10	3	7	5
10	I'd rather pay a higher property tax to maintain lower residential densities in the City, at the trade-off of having to travel further for commercial and business needs.	5	6	6	12	11

GENERAL PLAN EXHIBIT COMMENTS

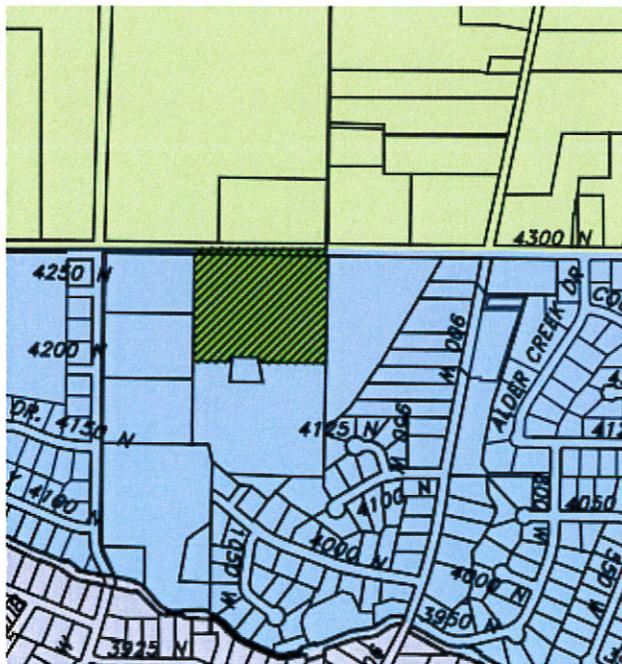
Land Use Map Exhibit
<ul style="list-style-type: none"> ▪ No more high density housing
<ul style="list-style-type: none"> ▪ Highway 89 all commercial no high or low density housing
<ul style="list-style-type: none"> ▪ <u>No high density housing!</u> Unfortunately these areas become blighted over time and use up valuable resources.
<ul style="list-style-type: none"> ▪ Small pockets of high density. No massive apartment projects.
<ul style="list-style-type: none"> ▪ High density housing is the best way to increase tax base in little space.
<ul style="list-style-type: none"> ▪ No more high density housing.
<ul style="list-style-type: none"> ▪ Please! No more high density housing!
<ul style="list-style-type: none"> ▪ More rooftops mean a broader tax base!
<ul style="list-style-type: none"> ▪ Retail on Highway 89. No more condo/townhomes
<ul style="list-style-type: none"> ▪ Keep residential zoning to 1/2 to 1/3 acre lots.
<ul style="list-style-type: none"> ▪ 2700 N All commercial no more high density housing
<ul style="list-style-type: none"> ▪ Commercial should be west of 1000 W on 2700. East should be low density housing except possible commercial on 600 W corners
<ul style="list-style-type: none"> ▪ Ask the Pepsi Plant to plant more trees around their building to cover the huge metal structure. Pine trees :)
<ul style="list-style-type: none"> ▪ One of the great things about Pleasant View is the small town feel and the open spaces. This area north of 4300 N and west of Deer Crest subdivision & development should be preserved as is with little or no development. This will help preserve the rural atmosphere and provide places for agriculture and outdoor enjoyment and recreation for all Pleasant View residents.
<ul style="list-style-type: none"> ▪ With proper planning the ground north of 4300 N can be done just as effectively as the ground south of 4300 N.
Land Use Map Exhibit (cont'd)
<ul style="list-style-type: none"> ▪ This area should not have RE-20 residential allowed. If any residential is allowed it should be <u>higher</u> density, but, in my opinion, it should all be commercial. Mixing large residential lots (RE-20) w/ commercial looks like the area was not well planned. It may also decrease those property values as more commercial moves in since it would dramatically increase traffic in that area.


Land Use Map Exhibit (cont'd)

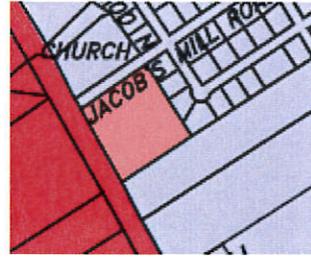
- Will the City be liable for allowing development where an earthquake destroys this hill?



- This park doesn't show up on any other maps (like future parks map) and this land is in the early stages of development. Let's hold the developer to keeping this area as a park! It would be the only one not on the outer edges of the City, so the residents in the northern and central parts of the City can have a park within walking distance.

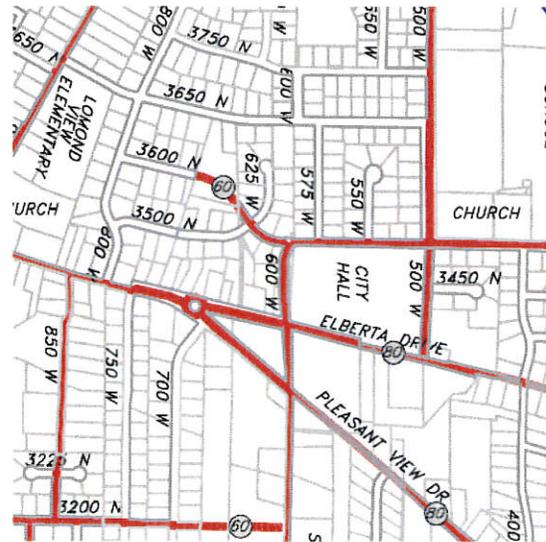


- This area should be low density mix like the rest of the land around it. No reason to have this one area stand out & be zoned so differently from adjoining [property].



Transportation Map Exhibit

- Digital radar signs on roads showing car speed is helpful
- Don't connect 3600 N to 3500 N. Cul-de-sacs instead?



- Change stop sign on 600 W & Elberta back to the old way with Elberta being a through street
- Thumbs down [agrees that stop sign on 600 W and Elberta back to the old way]

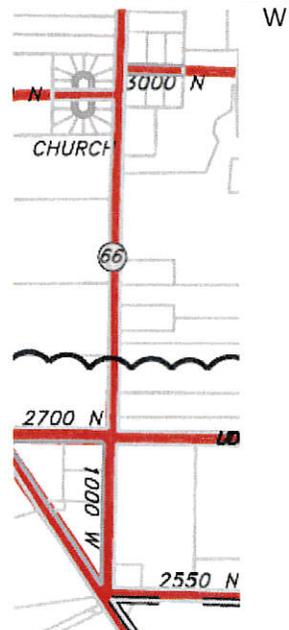
Transportation Map Exhibit (cont'd)

- Please don't make Mt Orchard a thorough fare



- I agree, please don't make Mt Orchard a thorough fare. Get traffic out to main roads and away for the kids playing in the streets.

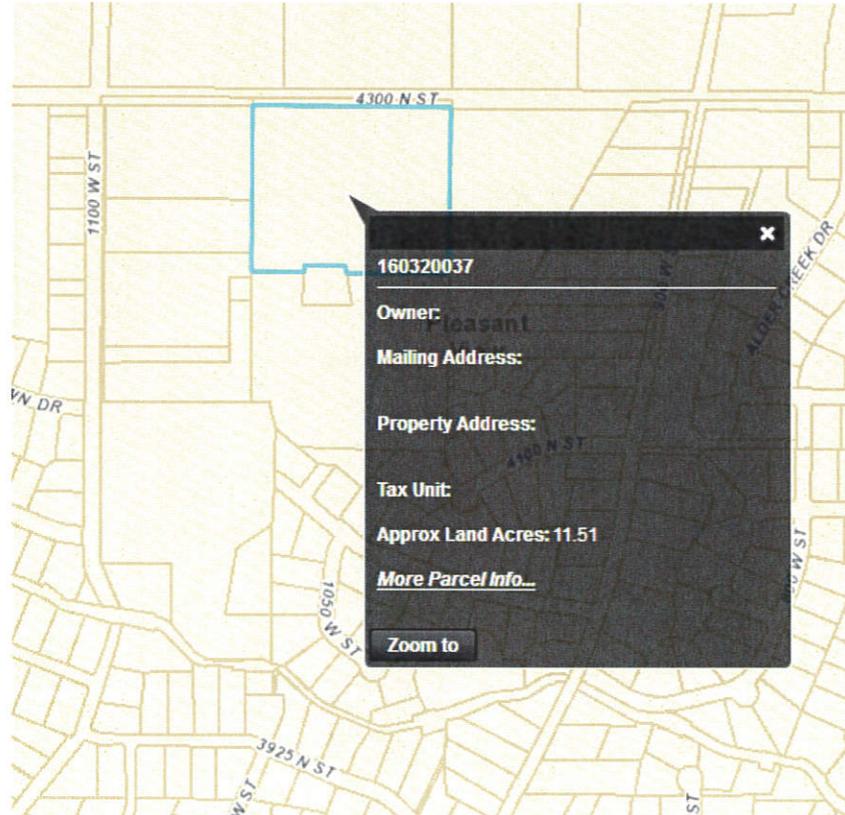
- Slow the traffic to 30 MPH before the houses, not after on 1000



- Tired of looking at giant dumpster on first home in P.V. next to sign and across from Pepsi plant
- A speed limit increase to 35 MPH would be appropriate for the new 600 W, between 2700 & PV Drive

Parks Map Exhibit

- We need some lights on a basketball court or tennis court so it could be used after dark
- Thanks for the new upgrades on our parks!
- Need more parks in West area
- More residential projects getting approved and build and no parks are going in
- [Need] Easily accessible parking for Shady Lane—it gets very crowded during Founder’s Day
- We need more parks in the middle of the City. All our current parks ore on the outer edges.
- This parcel is shown as a park on the Future Land Use Map. Why is it not shown as a park on this Future Parks Map?

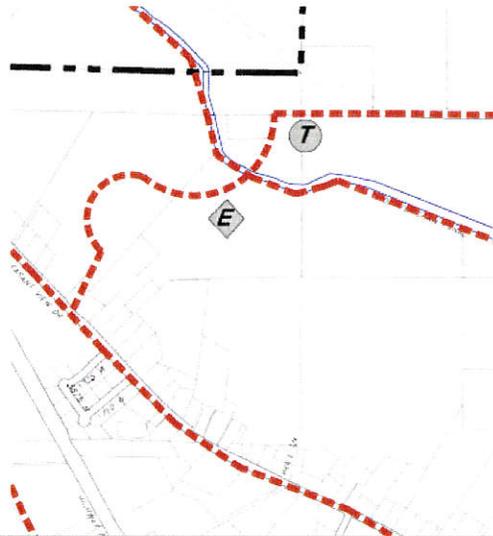


Trails Map Exhibit

- We need a trail that is “possible”. A public trail can’t run through a cattle pasture.
- What needs to happen to complete the power line trial?



- Will trail [E] be open to horses?



- We love trails that are for peds & bikes—nice, quiet, safe. We love all the trails
- Trails around the parks to run on are appreciated.

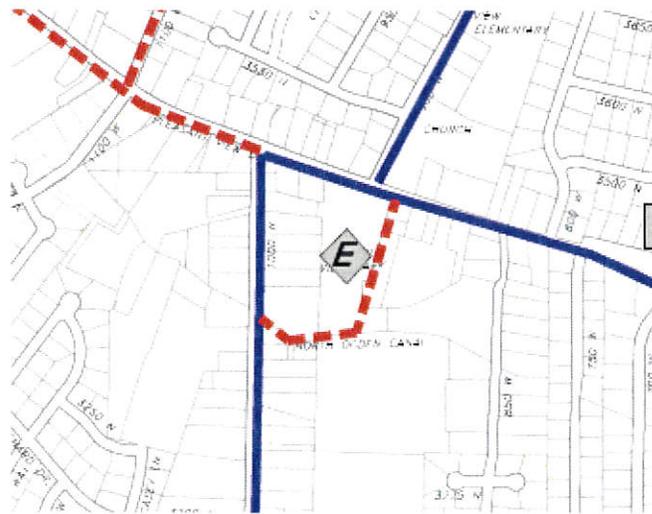
Trails Map Exhibit (cont'd)

- Would move trail "G" to the abandon Golden Spike Line



- In general, not enough trails that are safe and not on busy streets.
- I agree. [In general, not enough trails that are safe and not on busy streets.]

- What is the purpose of [this] E?



Trail

What do you love about Pleasant View (cont'd)?

- Mountains!
- Small town rural feeling
- I love the peaceful, quiet, open-space feeling, the friendly family-type relationship that exists in our community and the safe environment in which to raise a family
- I like seeing that people can get out in our community for activities and exercise.
- Open feel, parks, sidewalks (as long as they are kept free of debris and are level)
- Has a small town feel and friendliness, but in close enough to most shopping
- Not congested with traffic
- Convenience to I-15
- Single family community
- The rural atmosphere
- The low crime
- Large lot sizes
- Rural feel
- Rural
- It was a some country setting city and now your trying to make it a big mess
- Small town friendly feeling
- Large lots
- Low numbers of commercial/industrial businesses
- Quiet, lovely developments
- Clean, family oriented
- Access to Bonneville Shoreline trail
- Views of Ben Lomond
- Quiet and clean
- The bike/running path on Pleasant View Drive
- Canal trail and BST [Bonneville Shoreline Trail]
- Low density development
- Founders Day
- The nice large lots, residential/country feel
- Large single family type lots
- Open residential feeling
- Well run city
- I love the parks and bike paths
- The nice homes, and great neighbors
- Rural farm life—quiet
- Bedroom community
- 1/3 Acre Lots
- Friendly and small
- Current residential zoning
- No more high density
- The view, the people
- I love the community because it still has the feel of country and the quality of life and homes
- Pride in ownership
- The view!
- The mountains, the people
- Beautiful area, close enough to commercial and industrial if needed
- Small town feel, yet close enough to the city

<i>What do you love about Pleasant View (cont'd)?</i>
▪ It is a beautiful place
▪ Small town, quiet, safe
▪ We have a gem here—let's not lose it by overdeveloping too quickly
▪ Limited to no commercial development
▪ The View
▪ Friendly community
▪ Fireworks
▪ Park improvements
▪ Green space
▪ Small town feel—i.e. accessibility of mayor/city council
▪ Low crime rate
▪ I was born and raised in Pleasant View
▪ Small town feel
▪ Low crime rate
▪ Good schools
▪ Quiet and beautiful (no traffic drone)

What do you dislike about Pleasant View?
▪ We need more parks closer to homes. Parks are best when they are within walking distance. All our parks now and proposed in the future are along the outer south and east edges only.
▪ Heavy truck traffic through residential areas
▪ Trucks on 500 West and through residential
▪ Speeders on 4050 North and major streets
▪ Apparent lack of interest to grow
▪ Just don't overbuild, lets keep it feeling more open and agricultural
▪ High density housing coming in when we moved here to avoid
▪ So much truck traffic at times
▪ This is an extremely under-served community for shopping opportunities especially for the increase growth. I'm tired of spending my tax dollars in Riverdale and Davis County
▪ Better running/bike paths
▪ More vegetation
▪ Higher density
▪ Enough high density and apartments
▪ 30 MPH down Shady Lane. It is nice and wide and fenced. Could we increase the speed to 35 MPH so I don't have to brake the whole way? I can coast the whole thing at 35 MPH.
▪ A little slow on projects
▪ N/A
▪ Gossip in City Hall
▪ We could use some more walking trails
▪ Lack of community rec center
▪ A restaurant or two would be nice
▪ Not enough regular stops for the frontrunner.
▪ Late night train horn

What do you dislike about Pleasant View? (cont'd)
<ul style="list-style-type: none"> ▪ Late night train horns. Most are in excess and lengthy. If necessary at crossing can it be suggested to blow one quick blow opposed to holding the horn for so long? Please.
<ul style="list-style-type: none"> ▪ I would like Chickens (not roosters) allowed at residential residences.
<ul style="list-style-type: none"> ▪ How the city commission is trying to make it too big with lots of low income housing. It's not good for our city.
<ul style="list-style-type: none"> ▪ High density housing
<ul style="list-style-type: none"> ▪ It needs more recreational things, bike lanes
<ul style="list-style-type: none"> ▪ Lack of sidewalks, parks, and trails for recreation
<ul style="list-style-type: none"> ▪ Gravel trucks are a hazard
<ul style="list-style-type: none"> ▪ Truck traffic
<ul style="list-style-type: none"> ▪ The "junk pile" at the City Shop
<ul style="list-style-type: none"> ▪ City shop building—red brick needs to be painted
<ul style="list-style-type: none"> ▪ Inconsistent enforcement of nuisance ordinance—meaning ill-kept yards and junk stored in yards—city property included
<ul style="list-style-type: none"> ▪ I dislike the unkempt look of businesses and lots west of Hwy 89 and the trucks that drive through town
<ul style="list-style-type: none"> ▪ The unkempt high-density crime ridden units encroaching upon the city
<ul style="list-style-type: none"> ▪ Too far to shop
<ul style="list-style-type: none"> ▪ Water problem
<ul style="list-style-type: none"> ▪ Gravel trucks
<ul style="list-style-type: none"> ▪ Dogs not on leash
<ul style="list-style-type: none"> ▪ The water problems
<ul style="list-style-type: none"> ▪ Speed limits too low
<ul style="list-style-type: none"> ▪ The fact that the road by the new Wadman Park has been "Closed for the Season" (now 4 years!)
<ul style="list-style-type: none"> ▪ Inadequate enforcement of building codes and city ordinances (Neighbor's rock wall is on the easement behind a house)

What would you like to see in our City five years from now?
<ul style="list-style-type: none"> ▪ Same
<ul style="list-style-type: none"> ▪ Enough water for everyone
<ul style="list-style-type: none"> ▪ Truck problem solved
<ul style="list-style-type: none"> ▪ Same
<ul style="list-style-type: none"> ▪ Better roads
<ul style="list-style-type: none"> ▪ More businesses along 2700 North and Hwy 89 restaurants , clothing stores, boutiques, small shopping centers, car dealerships
<ul style="list-style-type: none"> ▪ More frontrunner times during the day
<ul style="list-style-type: none"> ▪ An old pioneer log cabin form the area would be nice in a park
<ul style="list-style-type: none"> ▪ Open space maintained, maintain large lots, no more high-density housing
<ul style="list-style-type: none"> ▪ A mixed-use commercial area near frontrunner station like "Station Park" in Farmington or a themed shopping district like Jackson Hole, WY
<ul style="list-style-type: none"> ▪ Also a road for trucks in the NW from gravel pit that connects with Parson's pit in Willard to get trucks and noise out of city. The cost will only increase as time goes by.
<ul style="list-style-type: none"> ▪ Gravel truck traffic solved—Skyline Drive

What would you like to see in our City five years from now? (cont'd)

- Allow residential small lots—patio homes for retirees
- Maintain a small town feel, measured growth
- Requirement for development to set aside space for parks trails and playgrounds.
- Sidewalks along Hwy 89
- Completion of TRAX access i.e. more than twice a day.
- Gated senior community development
- More walkways, paths, bike lanes
- Not much different a few more homes
- More low density housing
- The same, it's not broken, don't fix it
- Similar to how it is now
- Rec center
- Additional stops to PV Frontrunner—the 2 in the morning and 2 in the evening are not very convenient.
- Small restaurant or sandwich shop (no chain restaurants)
- Rec center with swimming facilities on Hwy 89 corridor a restaurant or coffee shop
- A more conservative water plan
- Volunteer fire department
- Look and feel the same in Pleasant View
- Limit high density homes and limited big box commercial
- Stay wide open, less growth, less high density housing
- Same residential feel
- Commercial/retail west of 89 on 2700 N
- The bike path finished into North Ogden
- More parks
- More parks
- Small community feel
- Sensible growth, cooperation with city planning and developers for better access to services which in turn helps contribute to the tax base
- I think some good restaurants down near the freeway would be a good idea
- Trails developed for safe running and biking
- I would love to have a rec building for basketball, swimming and gym like Roy and South Ogden complexes
- Growth, more shopping
- We also need an assisted living area
- Speed bumps on 4050 North
- Vacant lots free of debris (construction)
- Restaurants on Hwy 89
- Roadways re-paved
- Heavy truck traffic with alternate route out of the City
- Same small town feel
- More parks before all the good land is developed into housing
- Continued improvement of the parks
- Consideration of installing sidewalks in older parts of City

What would you like to see in our City ten years from now?

- Same [as 5 years from now]
- No more residential development of lots less than an acre, until sufficient water sources are established.
- Same (as 5 years from now) and more city Parks
- More elementary and junior high schools
- Our own fire station, more police officers
- Commercial properties developed for tax base
- Similar to five years. *Maintain a small town feel, measured growth*
- Still know your neighbors
- Continue on the same course as mentioned [as 5 years] but know when to stop based on water supply and saturation (i.e. look at Bountiful, over saturated, some slummy areas that detract from its beauty)
- Same [as 5 years from now] *Requirement for development to set aside space for parks trails and playgrounds.*
- Building moratorium—residential
- Same [as 5 years from now] *Stay wide open, less growth, less high density housing*
- Same [as it is now]
- More commercial stores in Pleasant View. Target would be awesome. Factory outlets would be great, and I think very compatible with all the manufacturing businesses in the area.
- Commercial development south of 2700 North and west of railroad tracks on Highway 89
- Still a good clean city for up-rooting kids
- Similar to how it is now
- A pedestrian bridge over Highway 89 to Frontrunner Plaza
- Future rec center
- Same [as 5 years from now] *Enough water for everyone. Truck problem solved*
- Same [as 5 years from now] *Look and feel the same in Pleasant View. Limited high density homes and limited big box commercial*
- Same [as 5 years from now] *Same residential feel. Commercial/retail west of 89 on 2700 North*
- Same [as 5 years from now] *More walkways, paths, bike lanes*
- Development of cemetery
- More public park area

What would you like to see in our City twenty-five years from now?

- Don't over develop the mountain!
- Build out of large lots, open space, fields of green and yellow
- No high density development until current business success can be established.
- Make Pleasant View Drive businesses by park a small Old West themed tourist attractions/tourist stop with a stage coach addressing history of Pleasant View Drive
- Same as ten years from now.
- Won't be around to know! Would be 102+
- Similar community requiring development renewal. If you don't plan for renewal and renovation you will get overall lifestyle deterioration.
- I probably won't be around anymore!
- Same [as it is now]
- More commercial and be close to done building (build-out)

What would you like to see in our City twenty-five years from now?(cont'd)

- Commercial development south of 2700 North and west of railroad tracks on Highway 89
- Same [as it is now]
- Similar to how it is now
- Same *Look and feel the same in Pleasant View. Limited high density homes and limited big box commercial*
- Same *Stay wide open, less growth, less high density housing*
- Same *Residential feel. Commercial/retail west of 89 on 2700 North*
- Same *More walkways, paths, bike lanes*
- Won't be around

PLEASANT VIEW CITY FOOTHILL AREA LAND PLANNING STUDY

March 2016

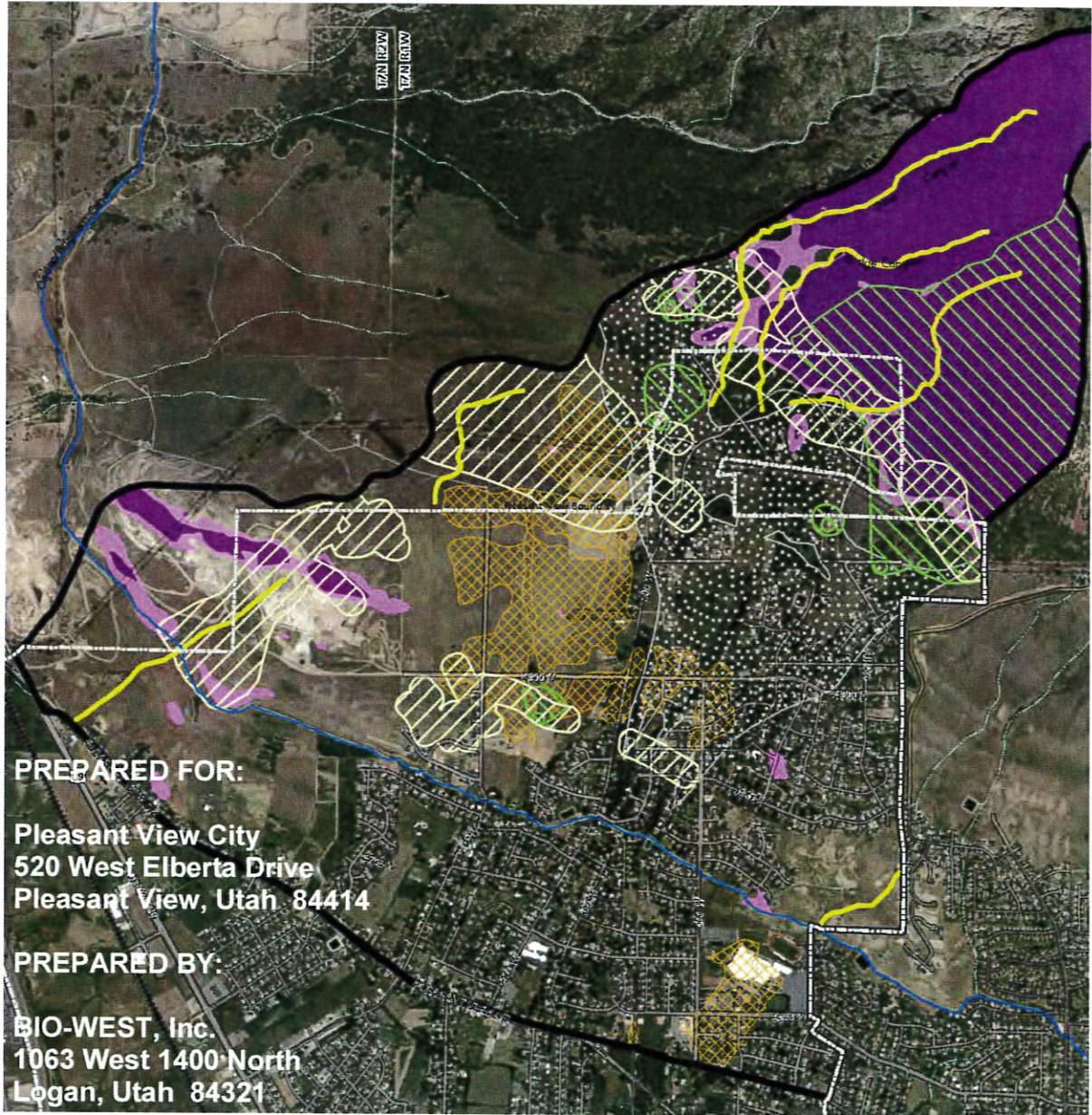


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1.0 PREFACE

Over the past ten years Pleasant View City (City) has experienced substantial residential development, and current development is beginning to encroach upon the City's sensitive foothill areas. Areas previously identified as sensitive have had an agricultural zoning (e.g., A-5, five-acre lot size minimum) since before the City managed its own land use development when planning functions were administered by Weber County. In the last year though, there have been pressures to consider general plan amendments and re-zonings that could potentially cause drastic changes in the foothill area vicinity. Continued development in this area is of particular concern because it may negatively affect important community resources, such as wildlife habitat and groundwater quality, and because naturally occurring hazards, such as landslides and earthquake faults, may make certain areas unsafe for future residents.

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 foothill study area, which includes a major portion of the City's undeveloped land. It is with this foresight and within this context that the Pleasant View City Foothill Area Land Planning Study (the Study) was initiated. 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 Pleasant View residents is not compromised. The tools developed for this Study include:

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

The tools developed for this Study rely on the accuracy of data incorporated from previously completed studies, in particular the Natural Constraints to Urban Development in the North Ogden Area study (Ridd and Kaliser 1978), and additional limited fieldwork performed during the summer of 2015 to verify existing information. Any additional studies regarding resources within the study area that are currently being prepared, and other future studies that pertain to the study area, should also be considered when development proposals are presented to the City.

This Study provides information and recommendations for developers, residents, elected officials, and City staff to use, as the study area is developed over time. This Study is designed to guide development, not to constrain or restrict it. Visioning of future development must be assessed by the joint efforts of Pleasant View residents, the Pleasant View Planning Commission, and the Pleasant View City Council. Specific development proposals will be analyzed upon formal submittal to the City. Development proposals should incorporate the findings of this Study, the Pleasant View City General Plan, and any existing City ordinances that may apply.

2.0 PURPOSE

The purpose of this 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. To this end, this Study is an initial step that identifies potential areas that should be protected, avoided, or preserved

based on information from the Resource Inventory Maps and Resource Constraints Maps (see Section 5). These maps were derived from published and unpublished information that was recorded for large geographical areas. As such, mapping components of this Study should not be taken literally without the benefit of more site-specific information when appropriate.

This Study is designed to assist developers, residents, elected officials and City staff in addressing the pending changes that may occur in the study area over the next 10 to 15 years and beyond. The focus of this Study is to provide information that will encourage innovative and creative residential developments within the study area. This Study is intended to identify those areas where developers may be required to conduct more site-specific studies prior to development approval.

This Study is also intended to produce definitive policy directions in the form of a recommended Development Master Plan and Development Guidelines for the study area. These plans and guidelines form the basis for making decisions about the importance of community resources within the study area. They also provide understanding about what issues are of critical concern to all interests of the community. The Development Master Plan and Development Guidelines prepared for this Study are discussed in detail in Sections 7 and 8.

3.0 BACKGROUND OF THE STUDY AREA

The City lies in the north-central part of Weber County in northern Utah, approximately 40 miles north of Salt Lake City (see Figure 1). Beyond the City limits, to the north and the east lie the Wasatch Mountains, part of the Wasatch-Cache National Forest. Ben Lomond, to the northeast, peers majestically over the City. In this part of the Salt Lake Valley, the Wasatch Mountains protrude sharply upward from the valley floor. The study area elevation ranges from 9,700 feet at Ben Lomond Peak to 4,400 feet near Pleasant View Drive. Because of its foothill location, surrounded by mountains to the north, the City commands a panoramic view of the Salt Lake Valley to the west and south (see Photo 1).

Currently, the City has a population of approximately 7,500 (Pleasant View City 2015) individuals and comprises approximately 6.7 square miles (4,300 acres) of land. The study area consists of approximately 3,421 acres of land with approximately 67 percent (2,285 acres) inside the City limits, approximately 14 percent (470 acres) within the U.S. Forest Service boundary, and the remaining 19 percent (666 acres) within unincorporated Weber County. Most of the existing development within the study area is primarily in residential, open space, and agriculture land uses. According to Pleasant View City Corporation Future Land Use Map adopted August 25 2009, most of the study area falls into the following three categories: Rural Residential (0 – 1 units/acre), Very Low Density Residential (1 – 2 units/acre), and Low Density Residential (2 – 4 units/acre).

Residential subdivisions currently exist in the southern and eastern portions of the study area and are rapidly developing towards the north and west (see Photo 2). There are approximately 1,631 acres, or 48 percent of the lands that are currently undeveloped within the study area. Approximately 965 acres lie within incorporated city limits and 666 acres that lie in the unincorporated county. Under current zoning, there is the potential for over 2,100 additional residential units that could be developed within the study area.



Photo 1. A characteristic view of the Salt Lake Valley toward the southeast of the study area.



Photo 2. Residential development is expanding northward through the study area.

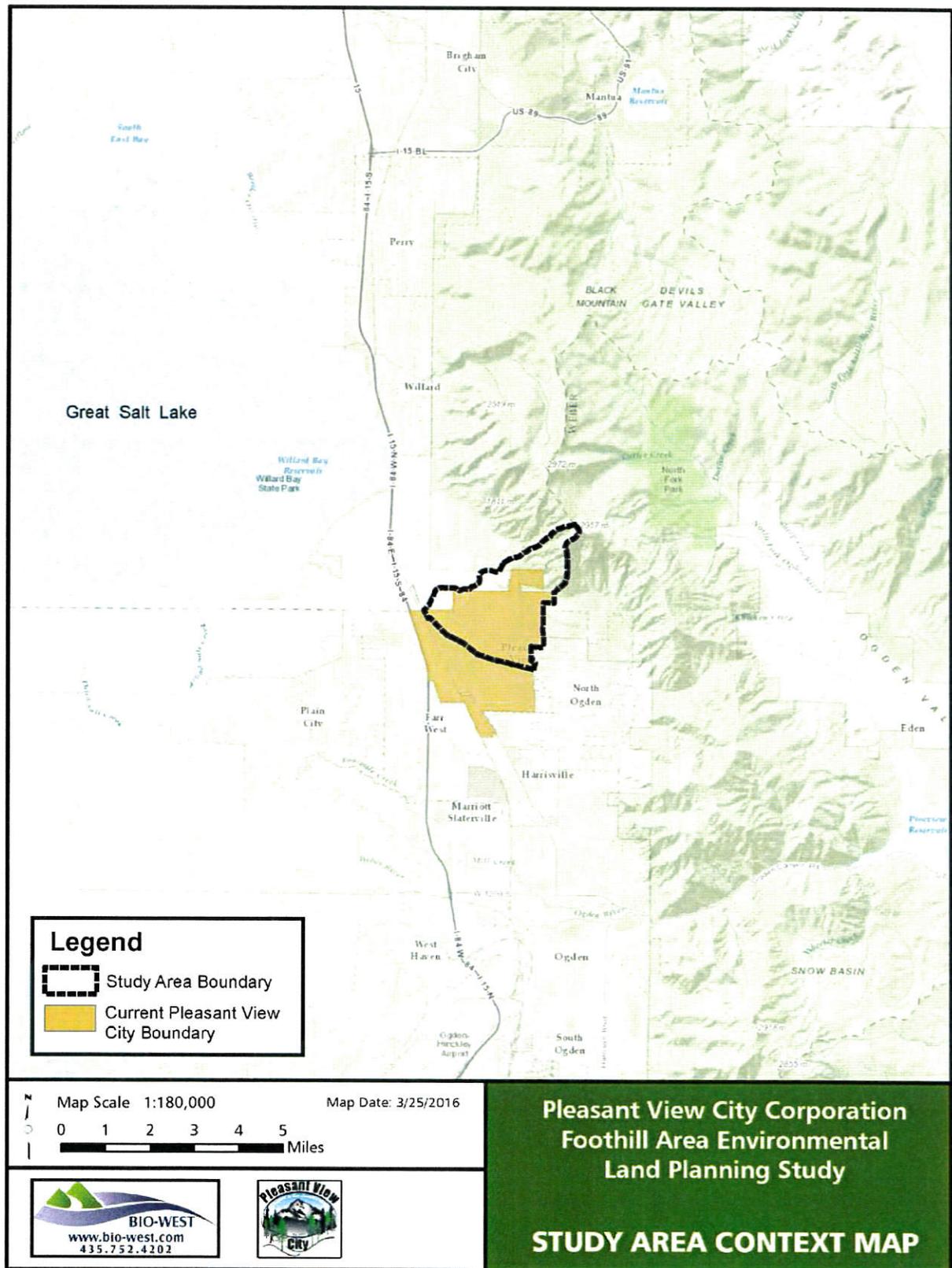


Figure 1. Study area context map for the Foothill Area Environmental Land Planning Study.

4.0 OVERVIEW OF THE PLANNING PROCESS

The implementation of this Study involved a five step planning process: (1) Creating Resource Inventory Maps; (2) Creating Resource Constraints Maps; (3) Creating Alternative Development Scenarios; (4) Creating a Development Master Plan; and (5) Creating Development Guidelines (see Figure 2). Each of these steps is described in detail later in this Study. In addition to implementing these five steps, a review of previous City planning documents and public input helped in identifying planning issues, prioritizing resource concerns, and recommending a preferred Development Master Plan.

Citizen participation was also incorporated into the planning process. A series of open house public workshops was held by the City to garner public participation for the 2014 General Plan Update. The open house attendees had an opportunity to fill out a survey. Those survey data (found in Appendix B of the General Plan) have been taken into consideration for this Pleasant View City Foothill Area Land Planning Study.

5.0 RESOURCE INVENTORY AND CONSTRAINTS MAPPING

Prior to initiating the resource mapping effort, a Base Map (see Figure A-1) was created that shows the boundaries of the study area. Also included on the Base Map is a watershed boundary that defines the furthest limits of lands surrounding the study area, which were mapped for each resource. The watershed boundary extends beyond the City limits in order to identify an extended “area of influence” that needs to be considered in future foothill area development decisions. Existing roads and residential development are also shown. The study area boundary, existing city boundary, and existing development are common elements on all of the Resource Inventory and Constraints Maps. Each resource that was incorporated into the Study is briefly described below. All maps are included in Appendix A.

Using existing data and information from field investigations conducted as part of this Study, a team of resource specialists mapped characteristics of different natural and human-made resources within the study area. The resulting Resource Inventory Maps characterize resource conditions such as Geomorphology, Geology, Earthquake Faults, Hydrology, Slope, Soils, Groundwater Recharge, and Water Source Protection Zones. In addition to recommendations from resource specialists, information from the Resource Inventory Maps was then used to generate Resource Constraints Maps.

Resource Constraints Maps delineate locations within the study area that pose “severe,” “moderate,” or “slight” constraints to residential development, based upon the specific characteristics of each resource. For example, the entire study area was mapped according to slope steepness. Areas with slopes between 15 and 20 percent steepness were considered to pose “slight” constraints to residential development. Steeper areas with 21 to 25 percent steepness were considered to pose “moderate” constraints to residential development while slopes 26 to 30 percent steepness were considered to pose “severe” constraints to residential development. While development would not be impossible in severe constraint areas, it could be unsafe and more expensive to implement and service. Resource Inventory Maps and Resource Constraints Maps were used in creating the Recommended Development Master Plan and Development Guidelines for the study area.

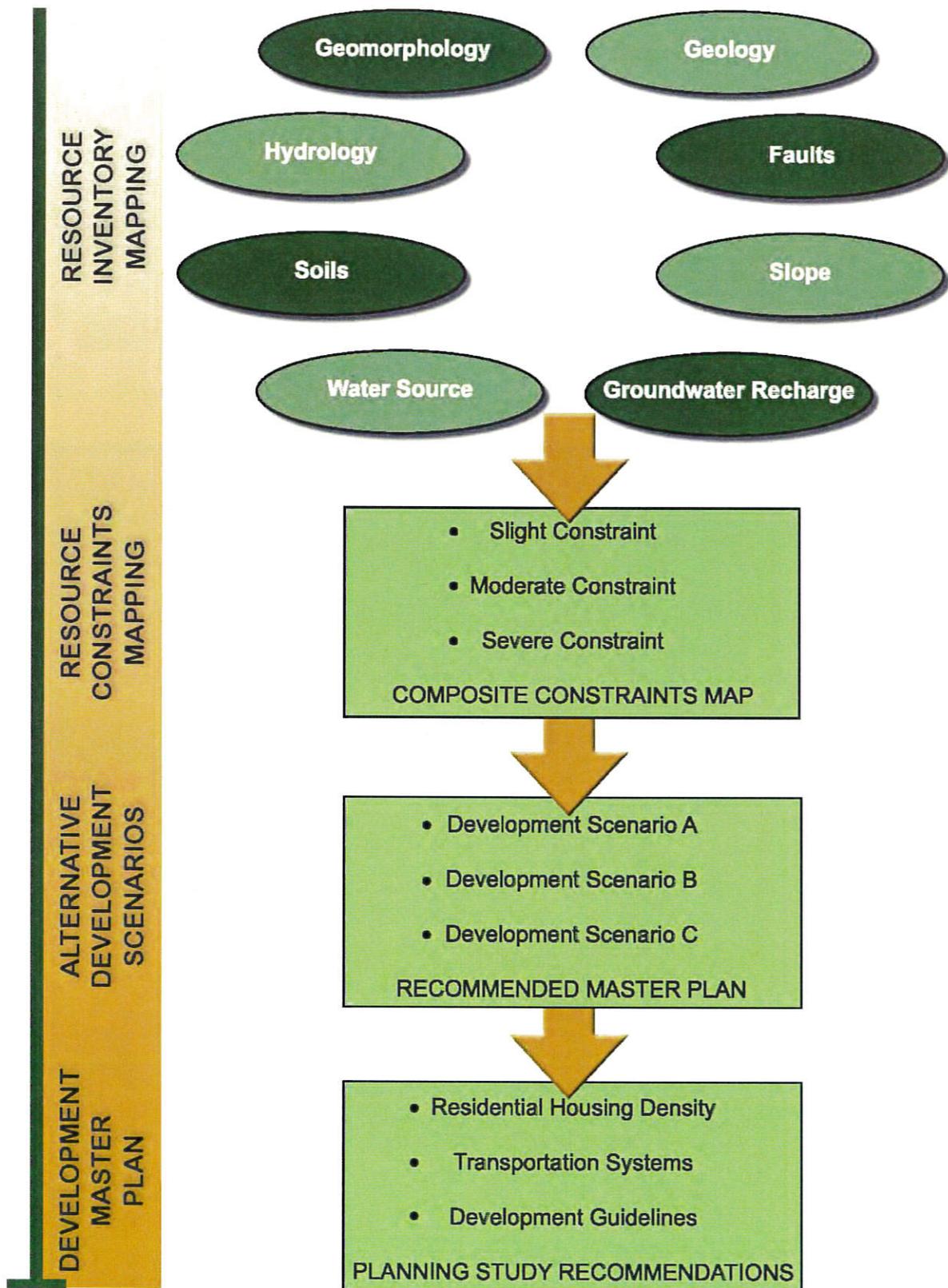


Figure 2. Overview of the Foothill Area Environmental Land Planning Study planning process.

5.1 Geomorphology

The Geomorphological Conditions Map (Figure A-2) shows the geologic processes that have influenced the topography of the study area. The study area is located within the Basin and Range province, at the base of the Wasatch Mountains. Historical Lake Bonneville deposits are present in the southern portion of the study area. The topography of the study area can be characterized as mountainous and alluvial terrain.

While no evidence exists that gravity-driven, slope-related processes including avalanches, landslides, and rock slides have occurred within the study area, areas southeast of the study area do show evidence of these processes. One large historical rock slide/landslide occurred in the North Ogden area and deposited material approximately 0.5 mile away from the mountain front (Pashley and Wiggins 1971). Another historical rock slide/landslide occurred near Beus Canyon in Ogden and deposited material approximately 1 mile away from the mountain front (Pashley and Wiggins 1971). These rock slides/landslides may have been induced by movement along the Wasatch fault, which is present in the study area. The bedrock units that are exposed on the mountainous terrain in the study area are susceptible to rock slides and landslides because they are highly fractured by faults that occur in the area.

The information from the Geomorphological Conditions Map was used to create the Landslide and Avalanche Constraints Map (Figure A-3). The Landslide and Avalanche Constraints Map shows zones around geomorphological features that could be hazardous to development. Historical rock slides and landslides in the area indicate that material may be deposited from 0.5 to 1 mile from the steep mountain front (Pashley and Wiggins 1971). A “severe constraints” classification was applied to areas within 0.5 mile of the mountain front. A “moderate constraints” classification was applied to areas between 0.5 and 1 mile of the mountain front. A “slight constraints” classification was applied to areas greater than 1 mile from the mountain front.

5.2 Geology

The Geological Conditions Map (Figure A-4) indicates the locations of bedrock types, historical Lake Bonneville deposits, and sediment formations such as alluvial fans. The geologic data was compiled from the U.S. Geological Survey Geologic Map of the North Ogden Quadrangle and part of the Ogden and Plain City Quadrangles (Crittenden and Sorensen 1985). The geologic deposits of an area indicate the types of geologic processes that occurred in the past, and are expected to occur in the future. Geologic deposits are sediments that are transported by debris flows, floods, and streams that occur over a long period of time (i.e., hundreds of years). For example, alluvial fans, which are sedimentary deposits that accumulate below the mouths of canyons, indicate potential hazardous conditions to development. Numerous buildings constructed on alluvial fans along the Wasatch front have been destroyed or damaged by debris flows and floods (Wieczorek et al. 1993; Kaliser 1983; Marsell 1971).

A debris flow or “flash flood” is a rapidly moving mix of sediment and water. Debris flows carry sediment ranging in size from clay particles to car-sized boulders. Debris flows occur during events of intense precipitation or rapid snow melt (Marsell 1971). Debris flows are one of the main geological processes that occur on alluvial fans. Debris flows do not occur every year, but can be very destructive when they do occur. The presence of alluvial fan deposits within the study area indicate that debris flows have occurred within the study area in the past and that the study area is susceptible to future debris flow events.

On September 7, 1991 a debris flow deposited snow approximately 1,300 feet from the mountain front causing damage to homes in the Cameron Cove Subdivision, which is located approximately 2.5 miles southeast of the study area in North Ogden City. This event indicates how far a debris flow could deposit material from the mountain front.

Information from the Geological Conditions Map was used to create a Geological Constraints Map (Figure A-5). The portion of alluvial fans closest to active stream channels, or closest to the mountain front, were mapped as having severe constraints to development because of the high potential for debris flows. Alluvial fan deposits located away from active stream channels or at some distance from the mountain front were mapped as having moderate constraints to development because of the moderate potential for debris flows. All other areas were mapped as having slight constraints to development because of the low probability for debris flow events.

5.3 Faults

The Geological Fault Conditions Map (Figure A-6) indicates the locations of active faults and possible fault zones located within the study area. Active faults are hazardous to development and knowledge of their location is important to minimize impacts to critical facilities, such as utility lines, hospitals, and schools during an earthquake event. Active faults typically do not occur along a single fault line but in a wider fault zone where a number of faults may cause surface rupture and ground deformation. The faults in the study area are primarily related to the Wasatch Fault Zone that is present along the mountain fronts of the Wasatch Front. The faults data was compiled from the Natural Constraints to Urban Development in the North Ogden Area, Utah Report (Ridd and Kaliser 1978) and the U.S. Geological Survey Faults Database (USGS 2015). The faults shown on the map are divided into three classifications. Class I faults are deep seated, tectonically induced major fault scarps (surface displacement) of definite location and origin. The Class I faults are clearly identifiable in the field and show evidence of relatively recent activity. Class II faults are clearly faults but more of a shallower nature. Class II fault scarps generally show less surface displacement than Class I faults. Class III faults are zones identified as having possible faults, these zones typically show little or no surface displacement.

The Geological Fault Constraints Map (Figure A-7) depicts buffer zones around the mapped active fault zones. Based on studies on the Wasatch Fault (McCalpin 1987) the fault zone is expected to be approximately 330 feet wide, with a maximum earthquake magnitude of 7.2 to 7.5 on the Richter Scale. Estimates for maximum fault scarp offset range from 10 to 16 feet. A fresh fault scarp is very unstable and will rapidly erode to a less steep angle. The mapped buffer zone includes an additional 20 feet to account for this eroding scarp face. Areas within 175 feet of an active fault zone were considered to pose severe constraints development, areas between 175 and 300 feet of an active fault zone were considered to pose moderate constraints, and areas greater than 300 feet from an active fault zone were considered to pose slight constraints to development.

5.4 Hydrology

Flooding is a natural and necessary part of the hydrologic regime for any stream. However, flooding can cause significant property damage resulting in major economic losses and potentially loss of life. Excluding development within streams and their floodplains, and other areas prone to flooding, would help to prevent such disasters. Floodplains and streams would also continue to provide many ecological services, such as

wildlife habitat and flood attenuation, if development is excluded from these areas. Therefore, accurately identifying flood zones along streams and areas prone to flooding from subsurface flow is key in defining flood hazard areas, and constraints to development. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps FIRMs, which show the location of mapped floodplains, classify the majority of the study area as having minimal risk of flooding, with a small portion of the study area not mapped (Figure A-8).

The National Hydrography Dataset (NHD) shows three intermittent streams within the study area: Pine Canyon Creek, Ridge Canyon Creek, and an unnamed creek in the upper part of the study area (Figure A-9). The northwestern edge of the study area contains two additional unnamed intermittent creeks. The southeastern edge of the study area contains the downstream portion of an intermittent stream that flows mostly outside the study area. The USGS defines an intermittent stream as one that “contains water for part of the year, but more than just after rainstorms and at snowmelt” (<http://nhd.usgs.gov/FeatureDirectory.pdf>). These channels discharge onto an alluvial fan where flow disperses and infiltrates the soils and becomes subsurface flow. These streams may also branch into multiple channels on the alluvial fan surface (Ridd and Kaliser 1978).

The Ogden-Brigham Canal (Canal) cuts across the natural drainages, as it runs from North Ogden City across the alluvial fan in Pleasant View City, continuing north towards Brigham City, and represents a hydrologic barrier for surface water channels within the study area (Figure A-9). The Canal splits the study area into an area above the Canal that contains flow paths, and an area below the Canal. The area below the Canal may concentrate runoff into flow paths draining westward away from the Canal. However, the contributing area is small and would have little effect on the amount of water a given flow path would be carrying during a rainfall or storm water runoff event.

A study (Ridd and Kaliser 1978) completed for the North Ogden area, which has similar hydrology and topography, classified drainages within the study area as active or inactive, defining active channels as having an unvegetated channel bottom while inactive channels may have vegetation (Figure A-9). The location and activity of these drainages may have changed since that study was completed because of massive flood events that occurred in the 1980s, development in the study area since that time, and continued fluvial processes such as erosion and deposition over the ensuing decades.

Four watersheds were delineated to calculate the flood flow discharges for various return intervals for the six streams shown on the NHD. StreamStats (<http://water.usgs.gov/osw/streamstats/utah.html>) was used to delineate watersheds within the study area and estimate flood flows generated from each watershed (Figure A-9). StreamStats is a USGS online tool that delineates watersheds from a 10 meter accurate digital elevation model, in conjunction with regional regression equations generated for ungauged streams in Utah, to estimate flood flows (Wilkowske, C.D., Kenney, T.A., and Wright, S.J., 2008). The regional regression equations use StreamStats output, such as drainage area and other parameters, to estimate flows for return intervals from 2 to 100 years (Table 1), along with an estimate of error. These watersheds are indicative of contributing area for the streams. For areas not included in a watershed, but within the study area, the soils survey contains information about limitations to development based on flooding hazard (see Section 5.6).

Table 1. Summary of estimated peak flood flows for various return intervals and average annual flow generated from StreamStats.

PEAK FLOW RETURN INTERVAL (YEARS)	WATERSHED 1 FLOW (CUBIC FEET PER SECOND)	WATERSHED 2 FLOW (CUBIC FEET PER SECOND)	WATERSHED 3 (CUBIC FEET PER SECOND)	WATERSHED 4 (CUBIC FEET PER SECOND)
2	2.14	25.8	1.25	0.52
5	5.15	47.7	3.2	1.46
10	7.93	65.4	5.06	2.42
25	11.5	82.2	7.54	3.77
50	15.7	108	10.4	5.33
100	19.6	126	13.2	6.9
200	24.0	145	16.4	8.76
500	32.8	184	22.8	12.6
Average annual flow	0.35	3.67	0.21	0.0887

The watersheds are then defined as having potentially active channels, or inactive channels, using the active and inactive channel data from the Ridd and Kaliser (1978) report (Figure A-9). Not all of the study area is incorporated into a watershed. Some areas are alluvial surfaces with little topography that indicates the presence of a channel, or to accurately delineate a watershed. Again, these areas are alluvial, and may not have distinct or active channels. Instead, flow paths may vary and potentially include subsurface flow.

In comparing the locations of active and inactive channels, there are many active channels in the study area within and near Watershed 1. Assuming the conditions from 1978 are similar to today, it is likely that this drainage, and areas nearby, will have small streams that should be accounted for in development (see Section 8.0). Although the NHD shows no intermittent stream downstream of the upper watershed (Pine Creek, Ridge Creek, and an unknown drainage), this area likely has a significant swale or channel that flows at the very least during storms and snowmelt/runoff. Aerial imagery shows such a drainage in Watershed 2. According to Ridd and Kaliser (1978), the area near and within Watershed 2 includes a combination of active and inactive streams, with the active stream reaching to the Canal. Watershed 3 is in an area with channels characterized primarily as inactive, with no active channels present (Ridd and Kaliser 1978). Watershed 4 is within an area that has active channels (Ridd and Kaliser 1978) and includes an intermittent stream. Regardless of whether the channel is classified as active or inactive, any channel feature and depression has the capability of collecting surface runoff resulting in stream flow. The actual amount of flow depends on runoff generated that reaches the channel and if the stream bed intercepts subsurface flow.

To truly know what the flood hazard is for a specific property within the study area, the locations of streams and swales that have flow during rainfall and/or runoff events needs to be determined. The active and inactive flood hazard maps are likely somewhat inaccurate because they are based on data from the late 1970's. The watersheds that StreamStats generated also have limited accuracy because they are based on digital elevation models with 10-meter resolution. Because the flood flows generated from StreamStats are in part based on watershed area, flood flow estimates are somewhat inaccurate as well. Better topographic data and verifying the locations of active streams and potentially active swales would improve the determination of potential flood hazard areas. The state is planning to obtain statewide LIDAR data, and such an analysis would be feasible once data for the study area are available.

The Flood Potential Constraints Map (see Figure A-10) designates locations within the study area where development constraints associated with hydrological features may occur. Areas of “severe constraints” are located within 30 feet of a stream channel or within 16 feet of the Ogden-Brigham Canal. Development in these areas will likely cause adverse impacts to the quality, quantity, and timing of runoff. Areas of “moderate constraints” are located 30 to 100 feet from a stream channel. Areas of “slight constraints” are located more than 100 feet from stream channels and more than 17 feet from the Ogden-Brigham Canal.

5.5 Slope

The entire study area was mapped according to slope steepness. The Slope Conditions Map (see Figure A-11) indicates differences in the slope of the land within the study area. For this project, slope has been grouped into five categories: 0 to 15 percent, 15 to 20 percent, 20 to 25 percent, 25 to 30 percent, and over 30 + percent. A 10 percent slope means that for every 100 feet traveled horizontally, the elevation rises 10 feet.

Topography gradient or steepness of the land (i.e., the slope) is an important factor in assessing the suitability of developing houses, infrastructure, and other facilities. Most people recognize that building on a flat area is easier and less costly than building on steeper areas. This information is particularly important to community leaders since infrastructure, such as roads and sewers, become more difficult to construct and maintain in areas steeper than 10 percent. In general, as the slope increases, the development and service costs also increase. In addition, steeper slopes are more prone to hazards such as landslides, rock falls, and debris flows.

The Slope Constraints Map (see Figure A-12) depicts the slope-related constraints to development. Areas within the 0 to 15 percent slope category are considered to pose “no constraints” on development; areas within the 15 to 20 percent slope category are considered to pose “slight constraints” on development; areas within the 20 to 25 percent are considered to pose “moderate constraints” on development; areas within the 25 to 30 percent slope category are considered to pose “severe constraints” on development; and over 30 percent slope areas are considered to be “no build” since development may be unsafe, unsightly, or substantially more expensive to implement. In fact, existing City ordinances prohibit development on slopes steeper than 30 percent (Pleasant View City, 2012).

5.6 Soils

The Soil Conditions Map (see Figure A-13) identifies the different types of soils found within the study area, as defined by the U.S. Natural Resources Conservation Service (NRCS). Soil types were grouped together based on limiting factors (i.e. qualities that could limit development) to produce the Soil Constraints Map (see Figure A-14). Limiting factors include shallow depth to bedrock, shallow depth to water table, rock outcrops, and gravel pits. Soils were designated as posing “very slight constraints,” “slight constraints,” “low constraints,” “moderate constraints,” or “high constraints” to development, based on ratings by the NRCS (NRCS 1975). Table 2 provides a summary of soil types found within the study area and their limiting factors.

Knowledge of soil characteristics is important when planning land uses within a particular area. Whether the intended use is for agriculture, transportation, residential, commercial, or industrial purposes, certain soil types will be more suitable than others. Locating residential developments within soils that may pose a hazard to structural integrity can be a costly and dangerous endeavor.

Table 2. Information on limiting factors of soil types found within the study area.

SOIL SERIES AND MAP SYMBOL	ESTIMATED SOIL PROPERTIES SIGNIFICANT TO ENGINEERING				ENGINEERING INTERPRETATION OF SOILS
	Depth to Water Table (inches)	Depth to Restrictive Layer (inches)	Shrink-Swell Potential	Potential Slopes	Limitations for Use in Residential Development (Building Foundations)
Ackmen loam : AbC, AbD, AbE2	>80	>80	Low	3 to 20%	Moderate
Draper loam: DrC	36-60	>80	Moderate	3 to 6%	Severe
Francis loamy fine sand: FcC, FcD, FcE2	>80	>80	High	3 to 20%	Low
Hillfield-Timpanogos-Parleys complex: HTG2	>80	>80	High	30 to 60%	High
Ironton silt loam: IaC	24-36	>80	Low	3 to 6%	High
Kidman fine sandy loam: KaB	>80	>80	Low	1 to 3%	Slight
Kilburn-Francis association: KFE2,	>80	>80	Low	10 to 20%	Slight
Kilburn gravelly sandy loam: KgE2	>80	>80	Low	10 to 20%	Slight
Kilburn cobbly sandy loam: KIE2	>80	>80	Low	10 to 20%	Very Slight
Layton loamy fine sand: LcD	>80	>80	Low	6 to 10%	Low
Marriott gravelly sandy loam: MgD, MgE2	>80	>80	Low	6 to 20%	Moderate
Parleys loam: PaC, PaD, PaE2, PbA	>80	>80	Moderate	3 to 20%	Severe
Pleasant View loam: PvB, PvC, PvD, PvE, PvE2, PwD	>80	>80	Low	1 to 20%	Moderate
Ridd stony/rocky sandy loam: RdD, RkE2, RkG2, RrE	>80	20-40	Low	6 to 30%	Moderate
Sterling very rocky loam: ShF2	>80	>80	Low	6 to 50%	Moderate
Timpanogos loam: TbB, TbC, TbD2, TcD, TcE, TDD	>80	>80	Low to Moderate	1 to 20%	Moderate

Texture is one of the most important soil characteristics because it influences many other properties such as water retention, compaction ability, erosion potential, and fertility. Soil texture describes the proportionate distribution of different sizes of mineral particles in a soil. Generally, sandy soils are low in organic material and fertility; low in ability to retain moisture and nutrients; and well-drained and therefore well suited for road foundations and building sites. Finer textured soils are generally more fertile, containing more organic matter and are better able to retain moisture and nutrients. Soils that are so fine-textured as to be classified as clay, have characteristics that adversely affect their suitability as building sites and for road construction.

5.7 Groundwater Recharge

Many communities throughout the Intermountain West, including Pleasant View, rely on groundwater to provide domestic water supplies. Groundwater is typically supplied by water infiltrating into the ground in recharge areas. Groundwater recharge occurs when there is enough water present to move through the unsaturated zone of the soil into an aquifer. An aquifer is an underground layer of porous sediment or rock that contains water. Development in groundwater recharge areas, such as those that exist in the study area, creates impermeable surfaces that may result in less water infiltrating into the ground during spring flows and storm events. The reduced infiltration may lower the groundwater levels in the study area and reduce

the supply of groundwater available to community residents. The Groundwater Recharge Conditions Map (Figure A-15) shows where groundwater recharge and discharge areas are located within the study area (Anderson et al. 1994).

The Groundwater Recharge Constraints Map (Figure A-16) indicates where groundwater recharge and discharge areas occur in the study area. Groundwater recharge areas pose severe constraints to development due to the importance of maintaining an adequate and high quality water supply for Pleasant View City. Development in these areas will create impermeable surfaces which will cause reductions to infiltration and the groundwater supply. In addition, the quality of the groundwater may be impacted due to changes in land management within the recharge areas. Groundwater discharge areas pose moderate constraints to development due to the potential for encountering high groundwater levels and unstable building conditions.

5.8 Water Source Protection Zones

Several drinking water source protection zones have been established in the study area according to Utah State Administrative Code R309-600. Drinking water source protection zones are established to protect groundwater sources of drinking water, such as wells and springs from becoming contaminated from potential contamination sources. A potential contamination source is defined as any facility or site which employs an activity or procedure which may potentially contaminate groundwater. Development in drinking water source protection zones, such as those that exist in the study area, needs to be monitored to prevent potential contamination sources from impacting the public drinking water supply.

Drinking water source protection areas are divided into four separate zones for management purposes. Zone 1 is defined as an area 100 feet around a wellhead or collection area of a spring. Zone 2 is defined as the area within the 250 day groundwater travel time to the wellhead or collection area of a spring. Zone 3 is defined as the area within the 3 year groundwater travel time to the wellhead or collection area of a spring. Zone 4 is defined as the area within the 15 year groundwater travel time to the wellhead or collection area of a spring. The Water Source Protection Zones Map (Figure A-17) shows where drinking water protection zones are located within the study area.

Information from the Water Source Protection Zones Map was used to create a Water Source Constraints Map (Figure A-18). Areas designated on the map as Zone 1 or Zone 2 were mapped as having severe constraints to development because of the close proximity to a drinking water source and the high potential of drinking contamination from potential contamination sources. Areas designated on the map as Zone 3 or Zone 4 were mapped as having moderate constraints to development because of the further distance from a drinking water source and the moderate potential of drinking contamination from potential contamination sources.

6.0 ALTERNATIVE DEVELOPMENT SCENARIOS

One tool used commonly by planners to manage information across an area of land is called a Geographic Information System or GIS. This tool allows planners to “overlay” layers of information on top of each other to begin to understand how various opportunities or constraints exist across a landscape. Overlaying this information, or data, is a dynamic process allowing City staff, residents, and planners to make planning decisions based on prioritized concerns. Furthermore, development can be directed into the most suitable (i.e., least resource constraining) areas.

In the overlay process, as used for this project, data from a number of Resource Constraints Maps were combined and superimposed on the Base Map, resulting in the Composite Constraints Map (see Figure A-19). Areas of severe constraints for a number of important resources were allowed to “override” areas of moderate and slight constraints. The Composite Constraints Map indicates where the combination of selected resources (i.e., steep slopes, ground fault zones, active stream channels, alluvial fans, soils, and drinking water source locations) would pose severe constraints to development.

The information from the Composite Constraints Map was used to guide the creation of three conceptual alternative development scenarios for this Study. The conceptual nature of the alternative development scenarios is intended to represent a spectrum of possible futures for the hillside study area, given general guidelines regarding conservation goals. These scenarios are:

- Conceptual Development Scenario A: Full Build-Out
- Conceptual Development Scenario B: Focused Development
- Conceptual Development Scenario C: Maximum Open Space

Each Development Scenario Map includes a different 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. The areas included in these Land Use Categories vary with each development scenario. Each development scenario is briefly described in the following section. A summary comparison of the Land Use Categories for each development scenario is provided in Table 3.

Table 3. Summary comparison of the land use categories for each development scenario.

LAND USE CATEGORIES	SCENARIO A: FULL BUILD-OUT CONCEPT	SCENARIO B: FOCUSED DEVELOPMENT CONCEPT	SCENARIO C: MAXIMUM OPEN SPACE CONCEPT
Existing Development Area	1,225 acres (36%)	1,225 acres (36%)	1,225 acres (36%)
Potential Development Area	1,346 acres (39%)	1,091 acres (32%)	650 acres (19%)
Existing Public Parks and Open Space	100 acres (3%)	100 acres (3%)	100 acres (3%)
Potential Public Parks and Open Space	275 acres (8%)	410 acres (12%)	306 acres (9%)
Potential Private Parks and Open Space	0 acre (0%)	120 acres (3%)	665 acres (19%)
Existing Forest Service Lands	475 acres (14%)	475 acres (14%)	475 acres (14%)
Totals	3,421 acres (100%)	3,421 acres (100%)	3,421 acres (100%)

6.1 Conceptual Development Scenario A: Full Build-Out

Scenario A represents maximum development of land within the study area, where all areas suitable for development under existing zoning ordinances would be available for development (see Figure A-20), except those areas classified as “non-developable” under current zoning ordinances. Lands classified as “non-developable” are currently protected under Pleasant View City zoning ordinances, which prohibit development on lands with slopes steeper than 30 percent. Scenario A would allow for residential uses to occupy nearly all lands within the study area, leaving little room for future parks and open space, and possibly putting community infrastructure and homes in harm’s way without significant financial expenditures to mitigate risks and protect health, safety, and welfare of residents.

6.2 Conceptual Development Scenario B: Focused Development

Scenario B represents a positive step towards locating development on the most suitable lands within the study area while avoiding the most sensitive lands with inherent risks (see Figure A-21). Areas with the most severe constraints on development, as determined using the overlay process, would be protected as both future public and private parks and open space lands. These future public and private parks and open space lands would include avoiding steep slopes, ground fault zones, active stream channels, and water source protection zones.

6.3 Conceptual Development Scenario C: Maximum Open Space

Scenario C represents a new paradigm for development within the study area that promotes the maximum conservation of sensitive lands within the study area (see Figure A-22) where development would be concentrated in those areas exhibiting the least constraints to development. Some of the important features of Scenario C include efficient infrastructure investments, minimization of impervious surfaces, and density bonuses for open-space subdivision designs. Scenario C includes avoiding steep slopes, ground fault zones, active stream channels, and water source protection zones while protecting groundwater recharge zones. It also promotes the integration of innovative subdivision design that retains more of the natural character of the study area.

7.0 RECOMMENDED DEVELOPMENT MASTER PLAN

The Preferred Development Master Plan represents a further refining of the Conceptual Development Scenario C: Maximum Open Space alternative development scenario described in Section 6.3. It is anticipated that development within “Potential Development Areas” as shown on Figure A-23 will be clustered to provide for meaningful open space and conservation lands between existing and new residential development areas. “Nodes” of development should be concentrated along major roadway intersections and away from sensitive lands where appropriate. Although specific lot sizes may vary, the overall density for a given parcel of land as shown on the City’s adopted “Future Land Use Map” would not be exceeded. Future private and public parks and open space lands are expected to be protected through donation to the City, inclusion in conservation easements, or maintained through a homeowner’s association in perpetuity. Some parks and open space lands may be suitable as future City parks. In addition, connections to existing and planned public trails should be evaluated for all parks and open space lands within the study area. Table 4 provides a summary of the area for each land use category shown on the Preferred Development Master Plan (see Figure A-23).

8.0 RECOMMENDED DEVELOPMENT GUIDELINES

Development guidelines 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 are presented below by resource category.

Table 4. Summary of the area for each land use category in the Preferred Development Master Plan.

LAND USE CATEGORIES	PREFERRED DEVELOPMENT MASTER PLAN
Existing Development Area	1,225 acres (36%)
Potential Development Area	650 acres (19%)
Existing Public Parks and Open Space	100 acres (3%)
Potential Public Parks and Open Space	356 acres (10%)
Potential Private Parks and Open Space	615 acres (18%)
Existing Forest Service Lands	475 acres (14%)
Totals	3,421 acres (100%)

8.1 Landslide and Avalanche

Guidelines for development in the landslide and avalanche hazard areas include the following:

- Avoid locating public buildings such as schools or auditoriums in the landslide and avalanche severe constraints areas (i.e., within 0.5 mile of the mountain front).
- Prevent construction of all habitable buildings within 100 feet of active stream channels.

8.2 Debris Flow

Guidelines for development on alluvial fans include the following:

- Preserve existing vegetation within drainage channels to act as a trap for debris flow sediments.
- Provide appropriate setbacks (minimum 100 feet) from drainage channels for new development.

8.3 Faults

Guidelines for development within fault zones include the following:

- Require that all utilities that traverse fault zones be designed to withstand earthquake induced ground movement.
- Prevent construction of habitable dwellings within 175 feet of known faults or landslide areas.

8.4 Hydrology

Guidelines for development in active hydrological areas include the following:

- No development should occur within the 100-year floodplain (where mapped or identified through new site-specific studies).

- No development should occur within 30 feet of the banks of a state-defined channel. The State of Utah Stream Alteration program defines a stream as:

A natural stream is any natural waterway that receives enough water to develop an ecosystem that differs from the surrounding upland environment. This is most easily determined by observing vegetation changes. Canals, ditches, or other man-made channels are not considered natural streams (<http://www.waterrights.utah.gov/strmalt/faq.asp>).

- No development should occur at the mouth of Ridge Canyon, Pine Canyon, and the unnamed canyons along the Forest Service property boundary at the top of the watershed because of risk of torrential flooding during high precipitation or runoff events and the potential for debris flows. Steep slopes would also severely limit development in these areas.
- No development should occur within 16 feet of the Ogden-Brigham Canal.
- No development should occur in areas identified as limited for dwellings with and without basements and/or commercial structures due to flooding based on site-specific soils data.
- Weber County Engineering may review proposed developments within unincorporated areas of Weber County and within Special Flood Hazard Areas (SFHA). “Any structures, fill, or other disturbance within a SFHA requires a floodplain development permit, and in some cases, an elevation certificate as well” (http://www.co.weber.ut.us/mediawiki/index.php/Flood_Maps). Special Floodplain Hazard Areas include areas identified as having a 0.1% probability of flooding (also known as the 100-year floodplain) as shown on FIRMs.

8.5 Slope

Guidelines for development on sloping terrain include the following:

- Limit building on slopes steeper than 15 percent to 20 percent. Slopes in this category are considered to pose slight constraints to development. Where construction occurs on these slopes, proper erosion and sediment controls should be required because the addition of impervious surfaces can cause excess surface runoff leading to erosion. Also the removal of the soil humus and vegetation can lead to stream pollution through increased sedimentation.
- Avoid building on slopes steeper than 20 percent. Steeper areas (20 percent slope or greater) are considered to pose moderate to severe constraints to development. Development would not be impossible in severe constraint areas. However, it would probably be unsafe and would definitely be more expensive to implement.
- Slopes steeper than 30 percent should remain naturally vegetated and non-developed.

8.6 Soils

- Ensure that new development proposals are properly evaluated for potential impacts from severely restrictive soils.

8.7 Groundwater Recharge

Guidelines for development within groundwater recharge areas include the following:

- Require open channel designs for stormwater management to slow water movement and allow for natural infiltration. This may include limiting development of curb and gutter in favor of a system of open channels that carry stormwater runoff to detention basins for proper infiltration.
- Maintain natural infiltration rates wherever possible. This is particularly important at the mouth of canyons where streamflow goes underground.
- Stormwater treatment and infiltration areas (i.e., detention basins) should be developed where impervious surfaces associated with developments (e.g., roads, driveways, rooftops, etc.) impact infiltration.

8.8 Water Source Protection Zones

Guidelines for development within water source protection zones include the following:

- Development within any area identified as a drinking water source protection (DWSP) zone should follow the development guidelines established in the Pleasant View City Drinking Water Source Protection Plan.
- No potential contamination sources shall be located, built, constructed or operated within a 100 foot radius (DWSP Zone 1) of any public water supply wellhead or margin of collection area. A potential contamination source is defined as any discernible, confined, and discrete source of pollutants or contaminants, including but not limited to any site, pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, animal feeding operation with more than ten animal units, landfill, or vessel or other floating craft, from which pollutants are or may be discharged.
- No pollution sources shall be located, built, constructed or operated within any area designated as DWSP Zone 2, unless the owner of the pollution source agrees to implement design or operating standards, as specified by Pleasant View City, which are intended to prevent discharges to public drinking water sources. A pollution source is defined as source discharges of contaminants to ground water or potential discharges of the liquid forms of "extremely hazardous substances" which are stored in containers in excess of "applicable threshold planning quantities" as specified in SARA Title III. Examples of possible pollution sources include, but are not limited to, the following: storage facilities that store the liquid forms of extremely hazardous substances, septic tanks, drain fields, class V underground injection wells, landfills, open dumps, landfilling of sludge and septage, manure piles, salt piles, pit privies, drain lines, and animal feeding operations with more than ten animal units.

- Any proposed development in DWSP Zones 3 and 4 must be reviewed by the Pleasant View City engineer to ensure compliance with State of Utah regulatory standards for public drinking water systems.

9.0 RECOMMENDATIONS

The following represent BIO-WEST's recommendations to the City as a result of the findings in this Study:

- In order to insure sustainable development of the foothill study area, City officials must require that all development proposals incorporate and address the findings of this Study. Information in this Study should be refined over time as new information becomes available. City officials should require that all development proposals within the study area address the constraints presented in this Study while allowing for innovative and creative responses to those constraints.
- Require site-specific studies by professional geologists to locate earthquake faults and recommend appropriate development setbacks for site-specific development proposals.
- Require site-specific studies by professional hydrologists to locate floodplain and flood-prone areas including active and inactive stream channels, and recommend appropriate development setbacks for site-specific development proposals.
- Adopt building codes sufficient to protect buildings from earthquake forces within the study area.
- Consider development of fertilizer and pesticide restrictions/guidelines to protect drinking water quality within the study area.
- Make modifications to existing zoning ordinances to provide for the following:
 - (1) Allow for future open space that is either dedicated to the City, donated to a land trust, or maintained through a homeowner's association, in perpetuity, where constraints prohibit development (i.e., conservation areas).
 - (2) Allow for flexible housing configurations that require closer grouping of homes on smaller lots resulting in more open space and conservation of sensitive land areas. The intent should be to increase open space within proposed developments and not to increase the overall density of development across the study area. This will result in less roads, utilities, and infrastructure, and therefore expenses to both the City and developers.
 - (3) Encourage landscaping with native plant species in residential neighborhoods to maintain visual quality and reduce water consumption. Provide literature to educate new residents on native plantings, including suggestions on plants that are undesirable to deer to minimize anticipated conflicts. Include the names of local nurseries that provide native plants.

- (4) Prevent commercial developments, feedlots, septic tanks, or underground/above ground storage tanks from being allowed in groundwater recharge zones to protect drinking water quality.
- (5) Develop a series of best management practices to promote low impact developments within the study area (e.g., bio-filters, green roofs, rain gardens, infiltration detention basins, permeable pavements) and to protect groundwater quality.
- (6) Create a series of development tools to protect open space and to promote conservation of sensitive lands (e.g., cluster development incentives, open-space subdivision designs, conservation easements, purchase of development rights, technical education and assistance programs).
- (7) Update the existing “Sensitive Area Overlay Zone” (Chapter 18.38) of the City’s ordinances to comply with the recommendations and information presented in this Study.

10.0 ACKNOWLEDGEMENTS

City Council

Toby Mileski, Mayor

Councilmembers:

Scott Boehme, Jerry Burns, Steve Gibson, Boyd Hansen and Sara Urry

Planning Commission

Danielle Jeppson, Chair

Planning Commissioners:

Neil Amaral, Kristi Hales, Richard Lewis, Andy Nef, Nathan Peterson, Keith Preece, Jim Cummings, Alternate and Jeff Hill, Alternate

City Staff

Melinda Greenwood, City Administrator

Valerie Claussen, AICP Assistant City Administrator

Jay Palmer, Public Works Director

Brandon Jones, Jones and Associates

11.0 LIST OF PREPARERS

NAME	POSITION	EXPERIENCE	RESPONSIBILITIES
Christopher Sands	project manager and senior planner	25+	project team coordination; Study report, guidelines, and recommendations text; public involvement
Sandra Davenport	landscape architect	22	data collection, soils and slope text, mapping
Wes Thompson	senior geologist	27	data collection supervision
Dustin Lofthouse	geologist	10	data collection; geology, geomorphology, faults, groundwater recharge, and water source protection zones text
Shannon Herstein	hydrologist/water quality specialist	16	data collection, hydrology text
Glen Busch	GIS specialist	15	data collation and manipulation, mapping
Sandra Turner	senior writer/editor	25	document design and formatting
Aaron Crookston	cartographer	7	CAD and GIS mapping

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APPENDIX A: MAPS

Pleasant View City Corporation Foothill Area Environmental Land Planning Study

Legend

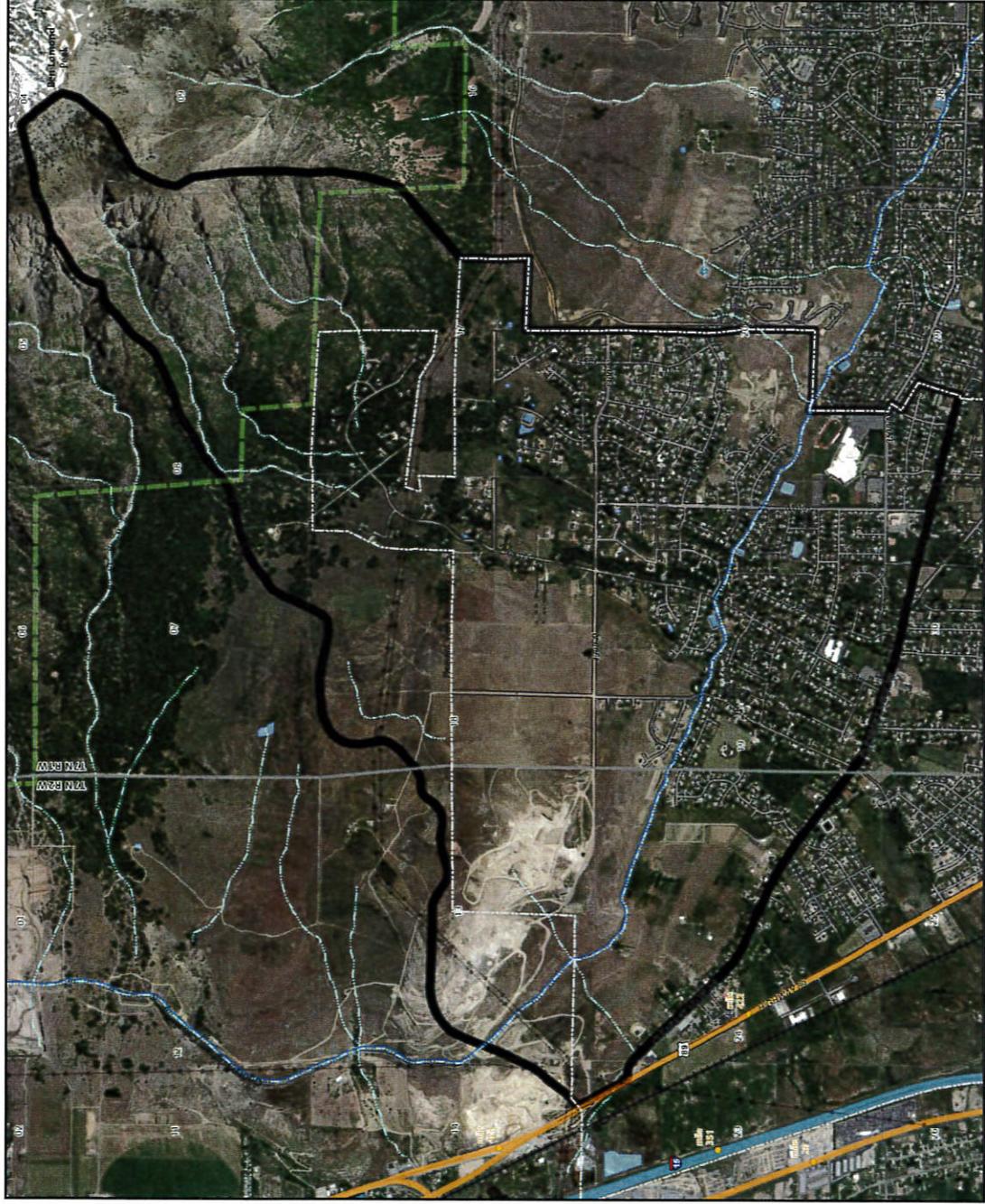
- Power Transmission Line
- ++++ Railroad
- ||||| Canal
- ~ Intermittent Stream
- ▭ Current City Boundary
- ▭ Forest Service Boundary
- Reservoir or Pond
- Study Area Boundary

Map Date: 7/22/2015

Map Scale 1:24,000 1 inch = 2,000 feet



BASE MAP



© 2015 BIO-WEST, Pleasant View/Foothill BaseMap.mxd

Pleasant View City Corporation
Foothill Area Environmental
Land Planning Study

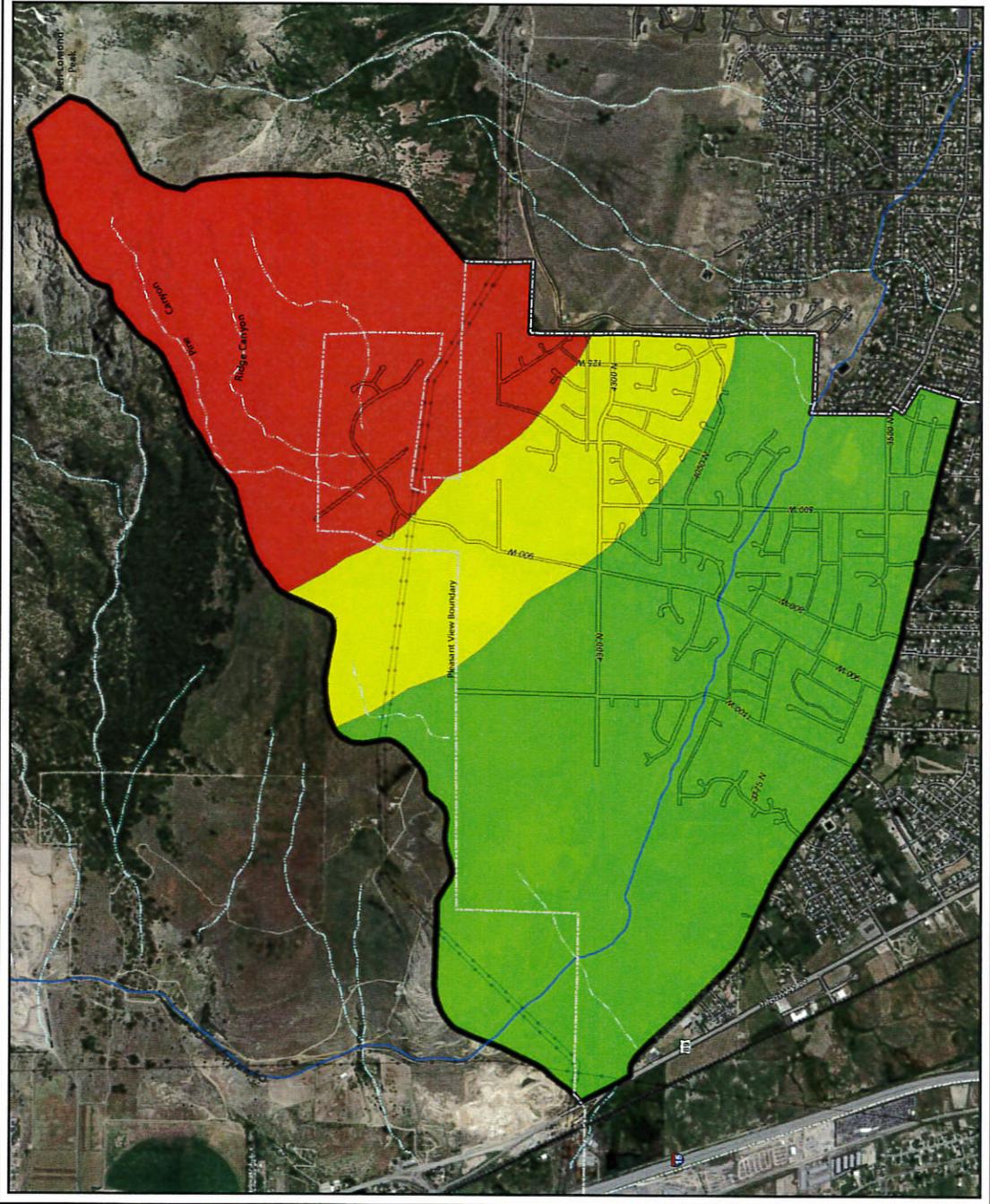
Legend

-  Study Area Boundary
 -  Current City Boundary
 -  Canal
 -  Intermittent Stream
- Landslide and Avalanche Constraints**
-  Slight Constraints
 -  Moderate Constraints
 -  Severe Constraints

Map Date: 11/16/2015
Map Scale: 1:24,000
1 inch = 2,000 feet




**LANDSLIDE & AVALANCHE
CONSTRAINTS**



© Project 11/16/2015 Pleasant View City Corporation Landslide Constraints.mxd

Pleasant View City Corporation Foothill Area Environmental Land Planning Study

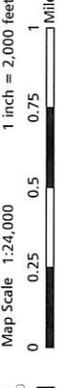
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-  Study Area Boundary
-  Canal
-  Current City Boundary
-  Intermittent Stream

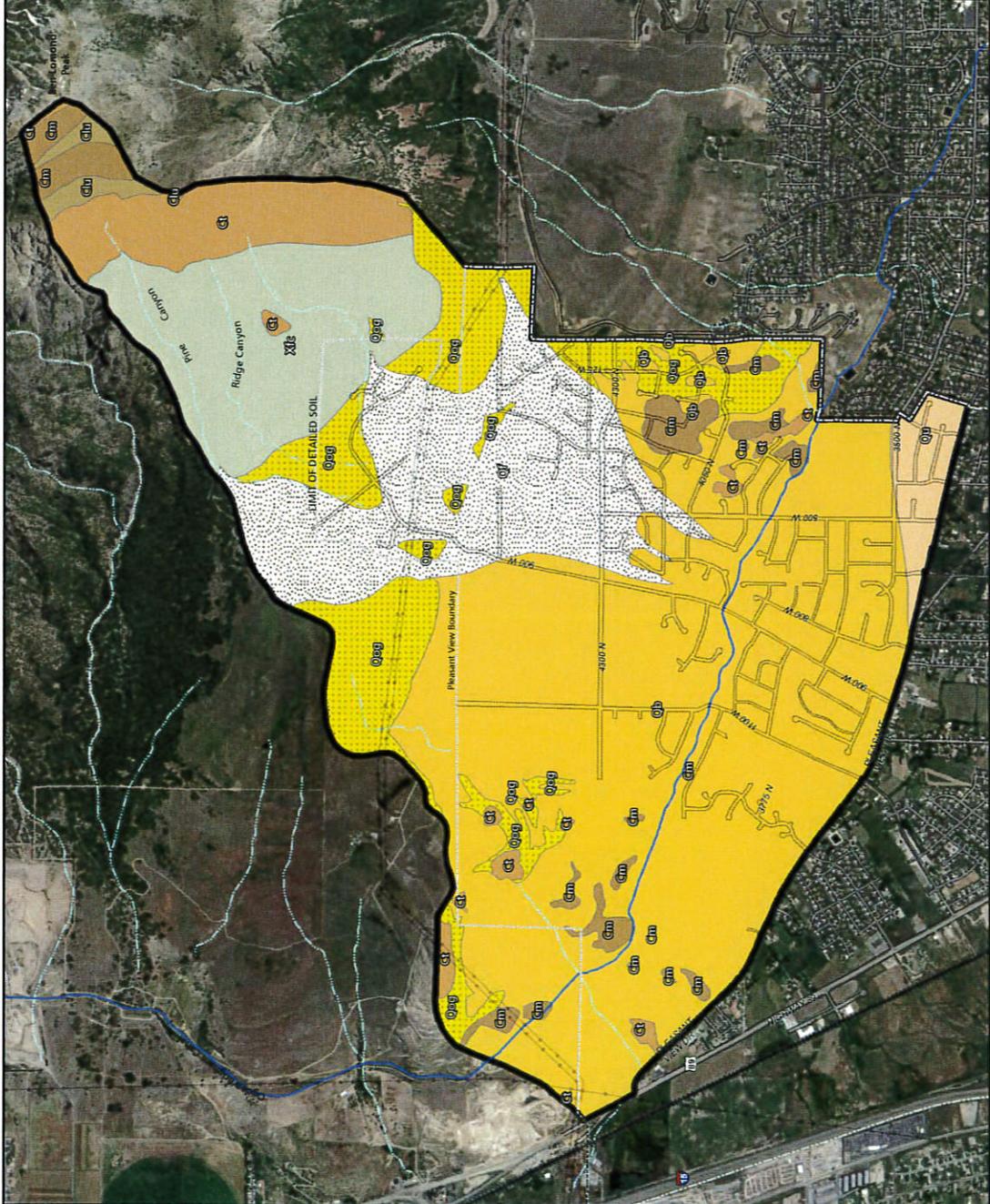
Geological Unit Conditions

-  Clu - Limestone, Undivided (Middle Cambrian)
-  Cm - Maxfield Limestone, Undivided (Middle Cambrian)
-  Ct - Tintic Quartzite (Middle and Lower Cambrian)
-  Qb - Lake Bonneville Deposits (Pleistocene)
-  Qf - Alluvial Fan Deposits (Holocene)
-  Qog - Older Gravel Deposits (Pleistocene)
-  Qu - Special Deposits, Undivided (Holocene and Pleistocene)
-  Xfc - Farmington Canyon Complex (Lower Proterozoic)

Map Date: 11/16/2015
 Map Scale 1:24,000
 1 inch = 2,000 feet




GEOLOGICAL CONDITIONS



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Pleasant View City Corporation Foothill Area Environmental Land Planning Study

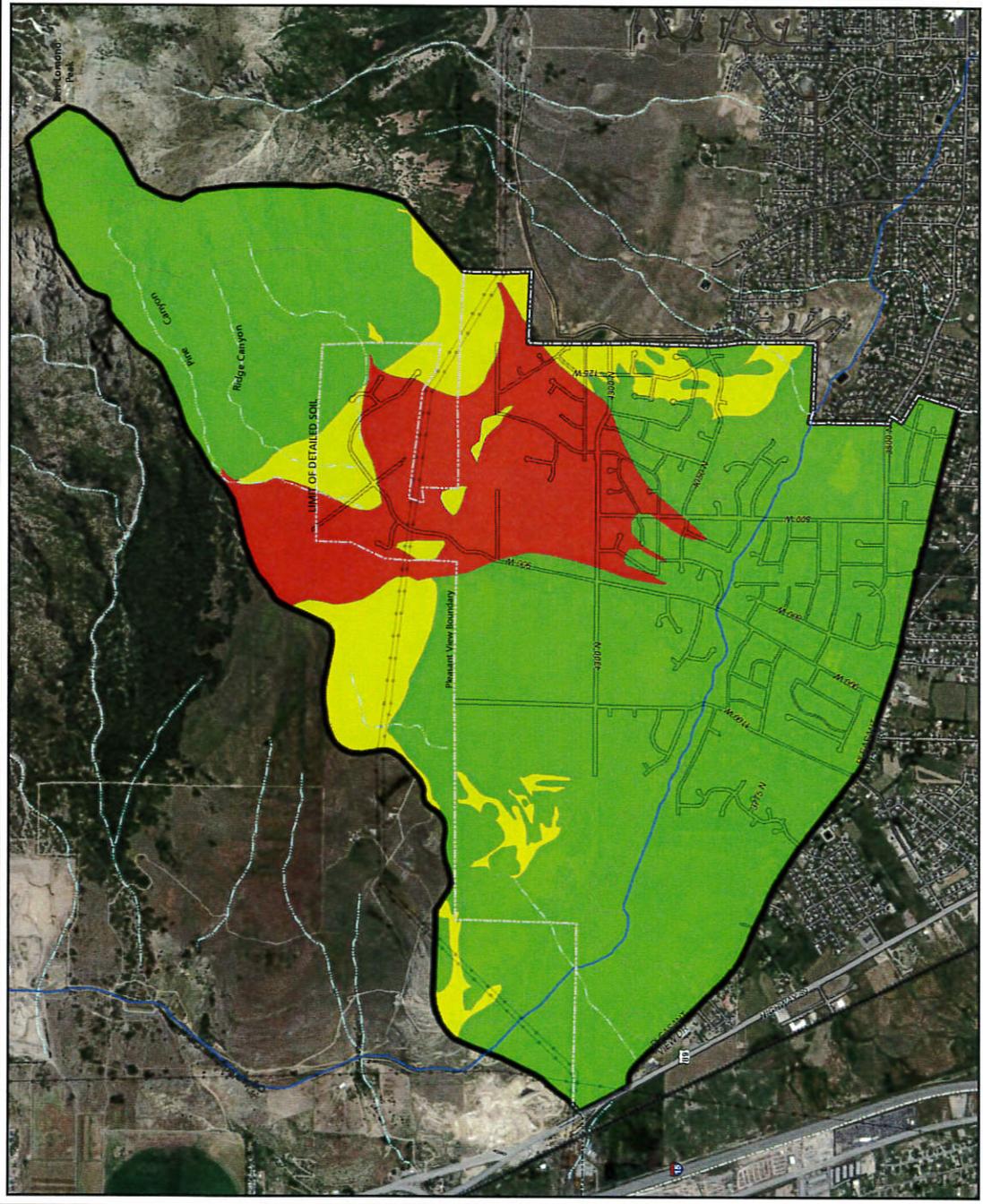
Legend

-  Study Area Boundary
 -  Current City Boundary
 -  Intermittent Stream
 -  Canal
- ### Geological Constraints
-  Slight Constraints
 -  Moderate Constraints
 -  Severe Constraints

Map Date: 11/16/2015
 Map Scale: 1:24,000
 1 inch = 2,000 feet




GEOLOGICAL CONSTRAINTS



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**Pleasant View City Corporation
Foothill Area Environmental
Land Planning Study**

Legend

-  Study Area Boundary
-  Current City Boundary
-  Canal
-  Intermittent Stream

Geological Fault Conditions

-  CLASS I
Deep Seated Faults with Well Defined Scarps
-  CLASS II
Probable Surface Fractures with Well Defined Scarps
-  CLASS III
Zone of Possible Faults with Little or No Surface Displacement

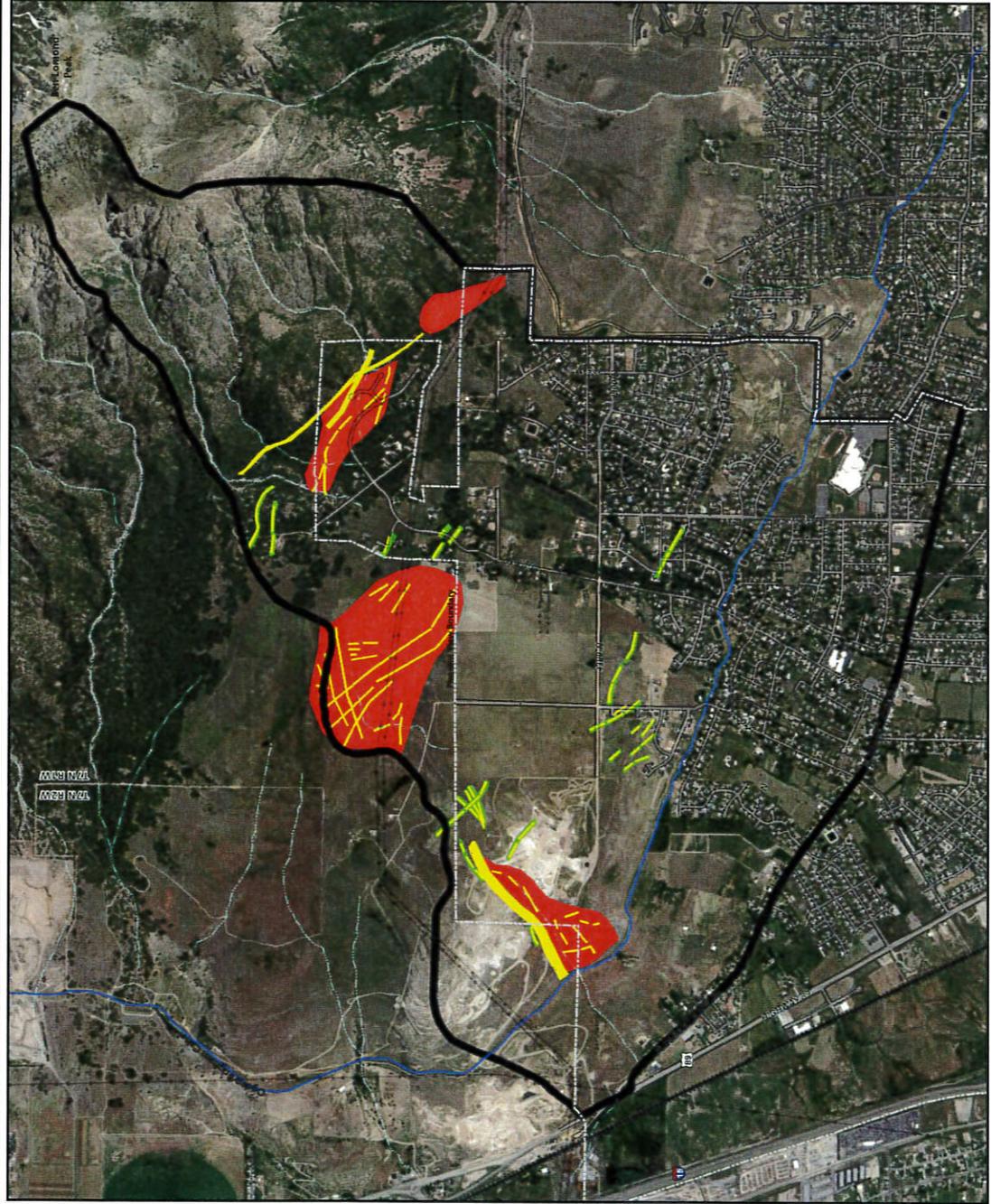
Map Date: 11/16/2015

Map Scale 1:24,000
1 inch = 2,000 feet

0 0.25 0.5 0.75 1 Miles




**GEOLOGICAL
FAULT CONDITIONS**



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Foothill Area Environmental
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Legend

-  Study Area Boundary
-  Current City Boundary
-  Intermittent Stream
-  Canal

Geological Fault Constraints

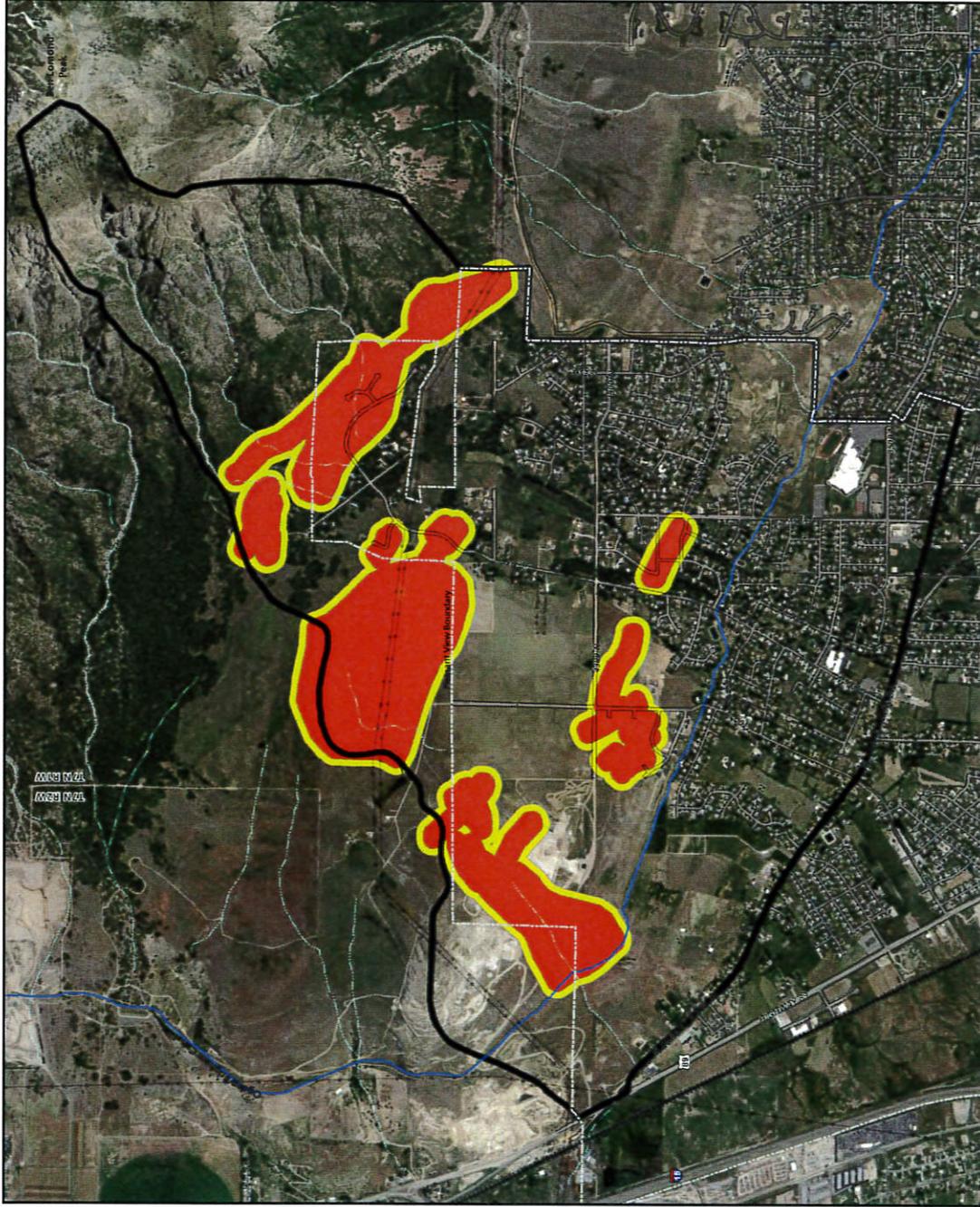
-  Ground Fault Zones - Moderate Constraints
-  Ground Fault Zones - Severe Constraints
- All other Areas are Slight Constraints

Map Date: 11/16/2015

Map Scale 1:24,000
1 inch = 2,000 feet



**GEOLOGICAL
FAULT CONSTRAINTS**



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Pleasant View City Corporation
Foothill Area Environmental
Land Planning Study

Legend

-  Study Area Boundary
-  Current City Boundary
-  Canal
-  Intermittent Stream

FEMA FIRM Map Zone Conditions

-  Zone X - Minimal Flood Hazard
(0.2 % annual chance of flood)
-  Zone D - Unmapped Flood Hazard

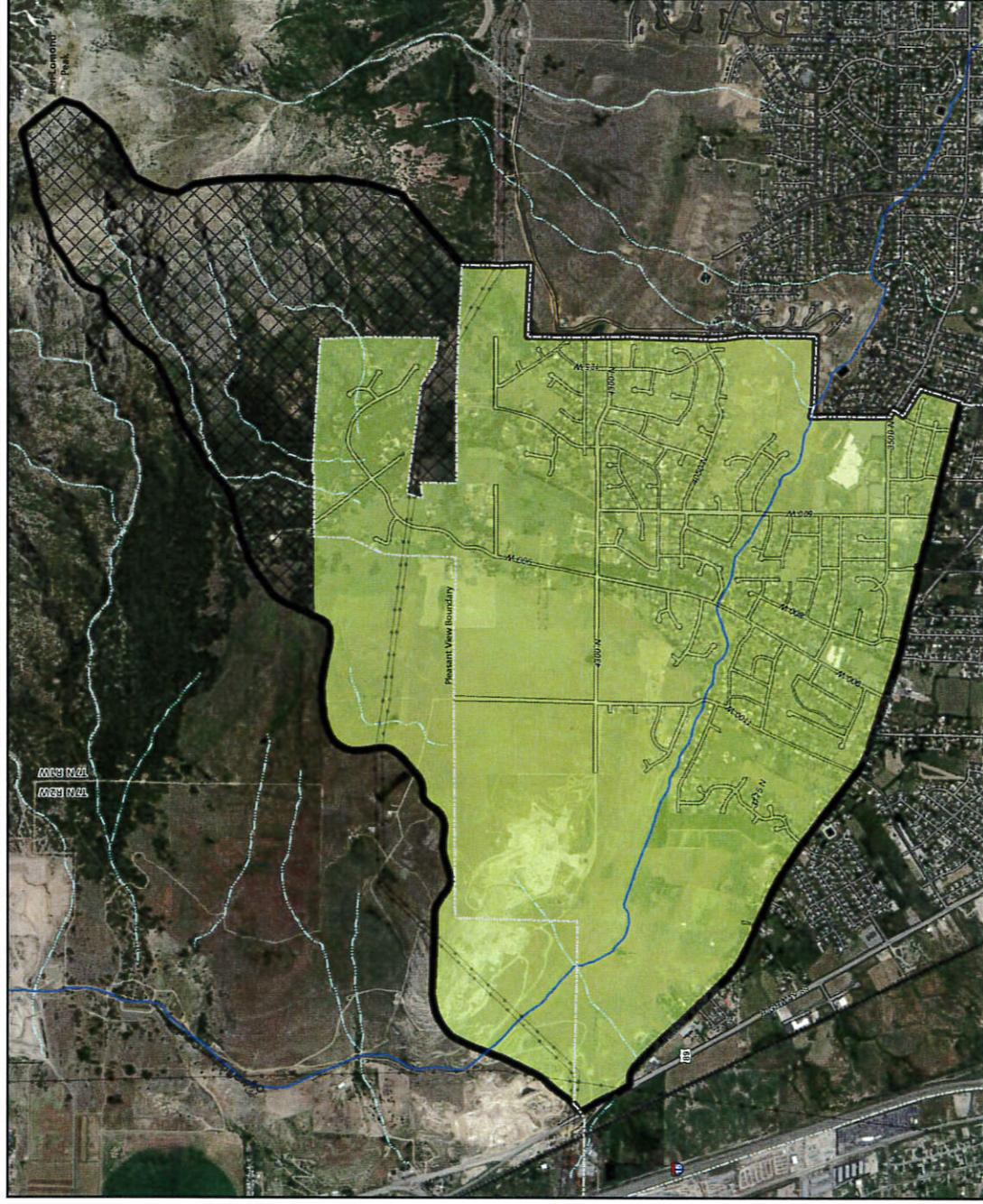
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Map Scale 1:24,000 1 inch = 2,000 feet

0 0.25 0.5 0.75 1 Miles




**FEMA FIRM
MAP CONDITIONS**



© 2015 BIO-WEST, Pleasant View, Utah. FEMA FIRM map

Pleasant View City Corporation Foothill Area Environmental Land Planning Study

- Legend**
- Study Area Boundary
 - Current City Boundary
 - Canal
 - Intermittent Stream

Stream Channel Classification

- Inactive Channel
- Active Channel

Watersheds

- Watershed 1 (302 acres)
- Watershed 2 (1,556 acres)
- Watershed 3 (204 acres)
- Watershed 4 (84 acres)

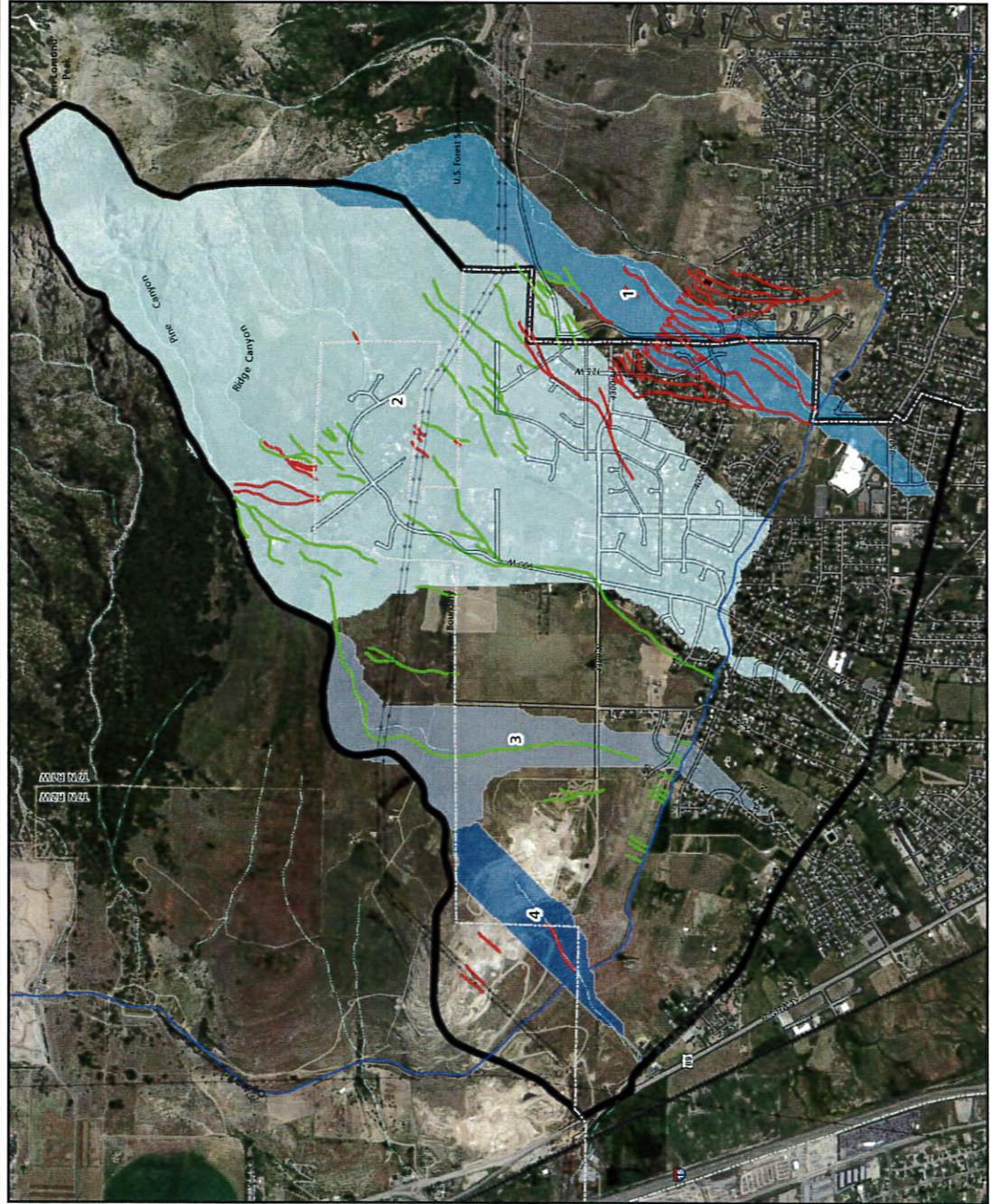
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Map Scale 1:24,000
1 inch = 2,000 feet

0 0.25 0.5 0.75 1 Miles



HYDROLOGIC CONDITIONS



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**Pleasant View City Corporation
Foothill Area Environmental
Land Planning Study**

Legend

-  Study Area Boundary
-  Current City Boundary
-  Canal
-  Intermittent Stream

Flood Potential Constraints

- 

Stream Channel Constraints

- 
- 
- 

Map Date: 11/16/2015

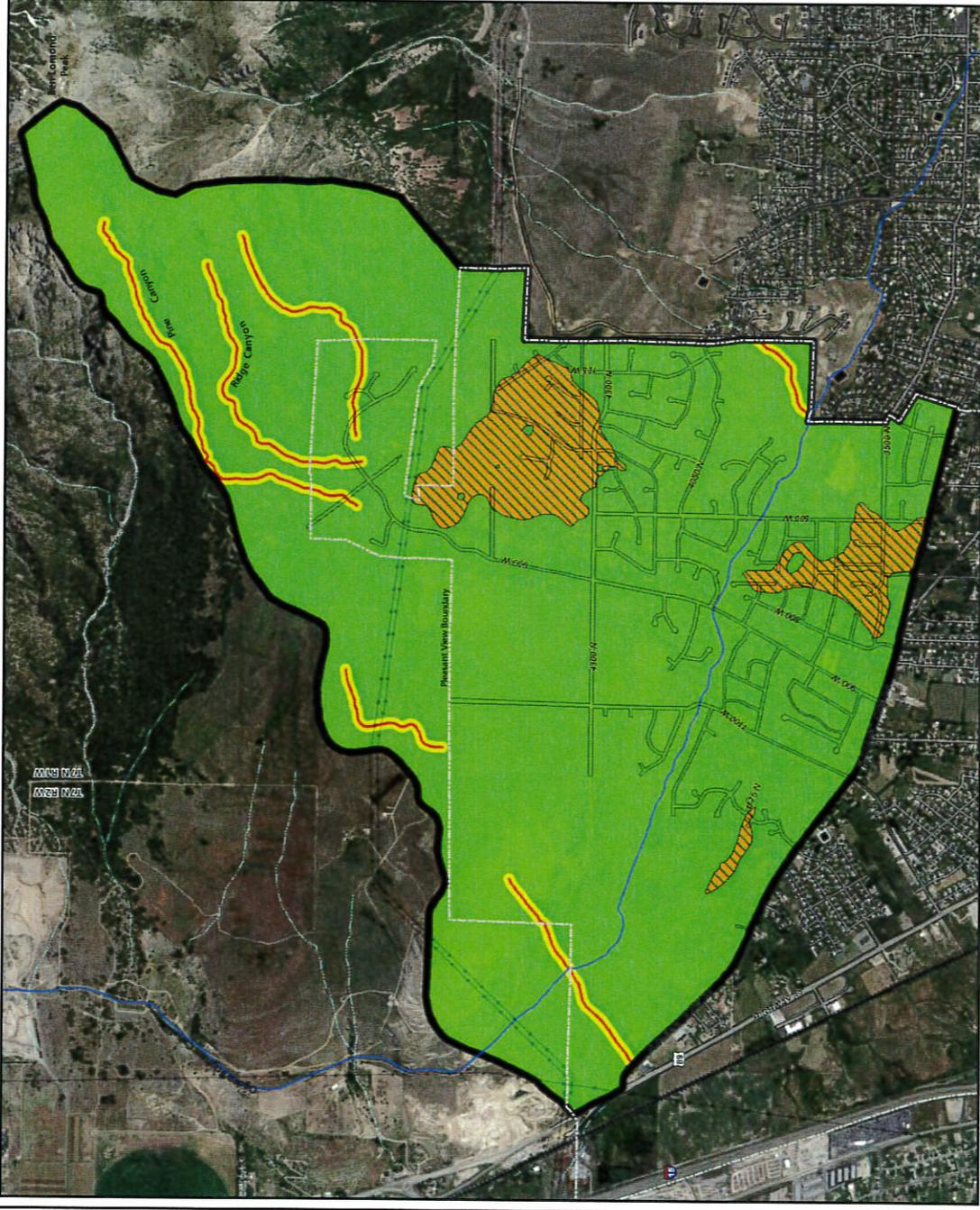
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1 inch = 2,000 feet



0 0.25 0.5 0.75 1 Miles



**FLOOD POTENTIAL
CONSTRAINTS**



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Pleasant View City Corporation Foothill Area Environmental Land Planning Study

Legend

-  Study Area Boundary
-  Current City Boundary
-  Canal
-  Intermittent Stream

Slope Conditions

-  0 - 10 Percent
-  10 - 15 Percent
-  15 - 20 Percent
-  20 - 25 Percent
-  25 - 30 Percent
-  Over 30 Percent

Map Date: 11/16/2015

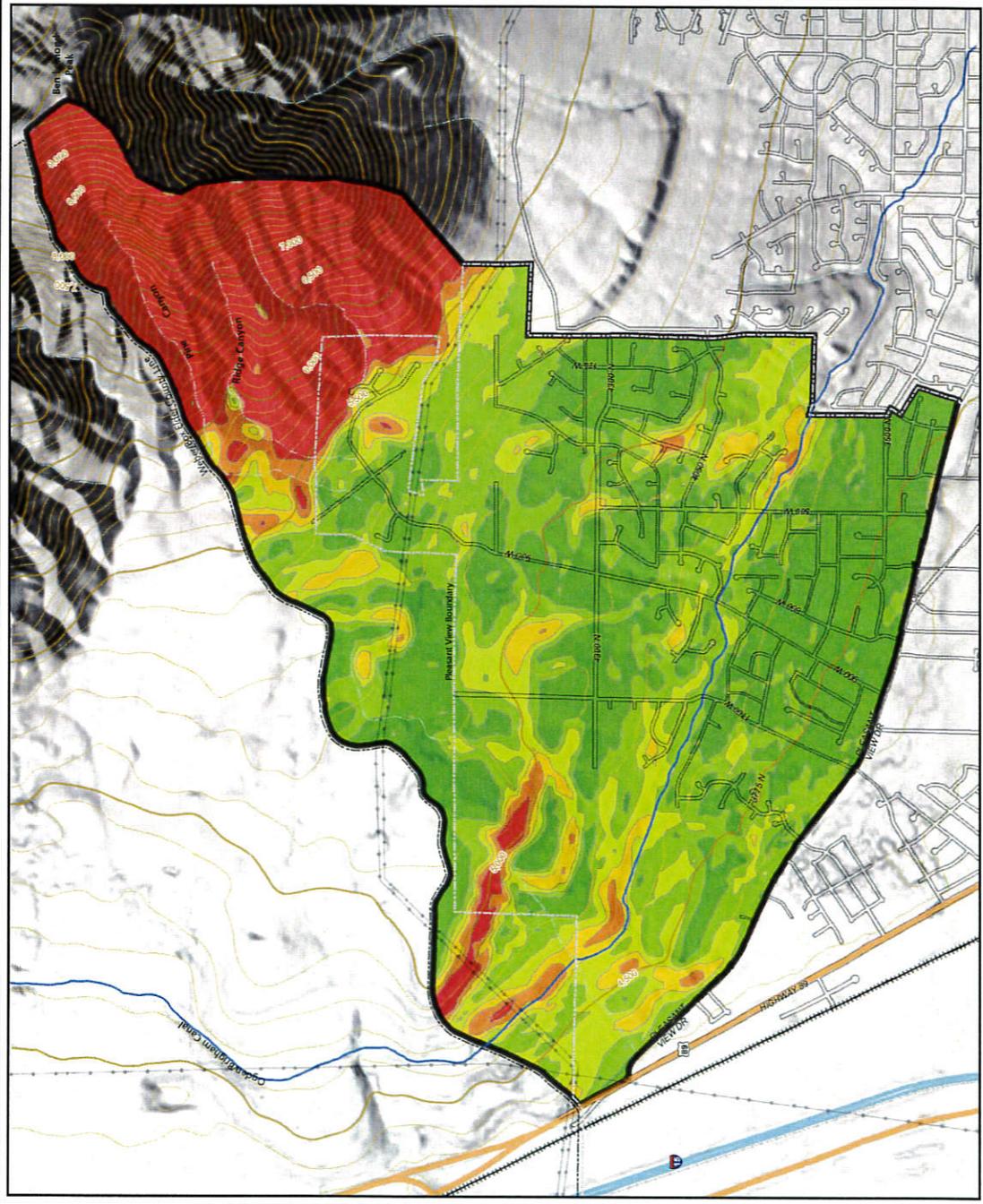
Map Scale: 1:24,000
1 inch = 2,000 feet



0 0.25 0.5 0.75 1 Miles



SLOPE CONDITIONS



© 2015/11/16/2015 PleasantViewPleasant_Slope.mxd

Pleasant View City Corporation Foothill Area Environmental Land Planning Study

Legend

-  Study Area Boundary
-  Current City Boundary
-  Canal
-  Intermittent Stream

Slope Constraints

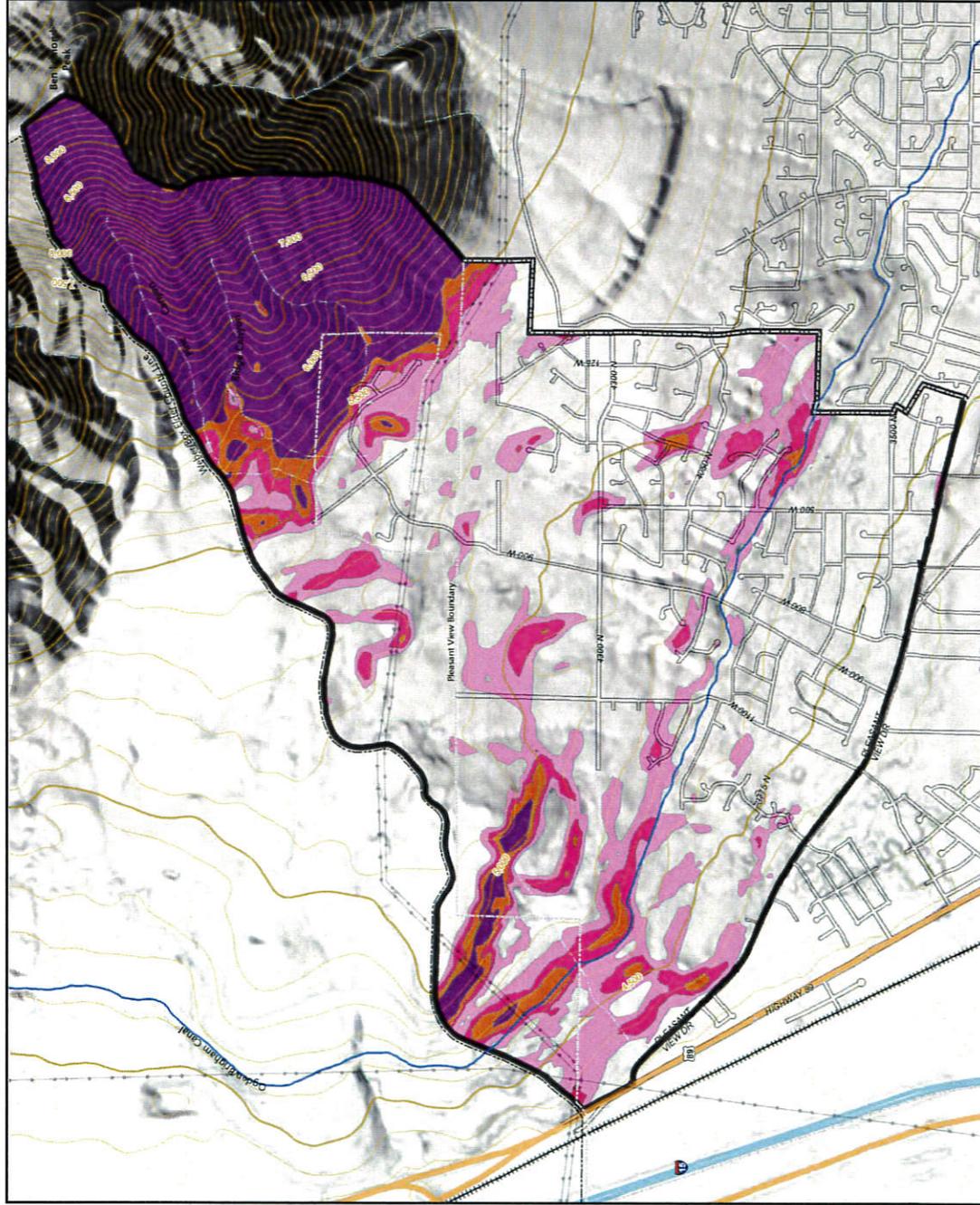
-  0 - 15 Percent - No Constraints
-  15- 20 Percent - Slight Constraints
-  20 - 25 Percent - Moderate Constraints
-  25 - 30 Percent - Severe Constraints
-  Over 30 Percent - No Build

Map Date: 11/16/2015

Map Scale 1:24,000
1 inch = 2,000 feet



SLOPE CONSTRAINTS

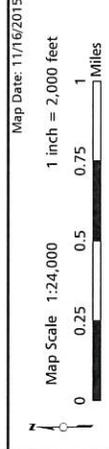


© 2015/11/16/15 Pleasant View Corporation Slope Constraints.mxd

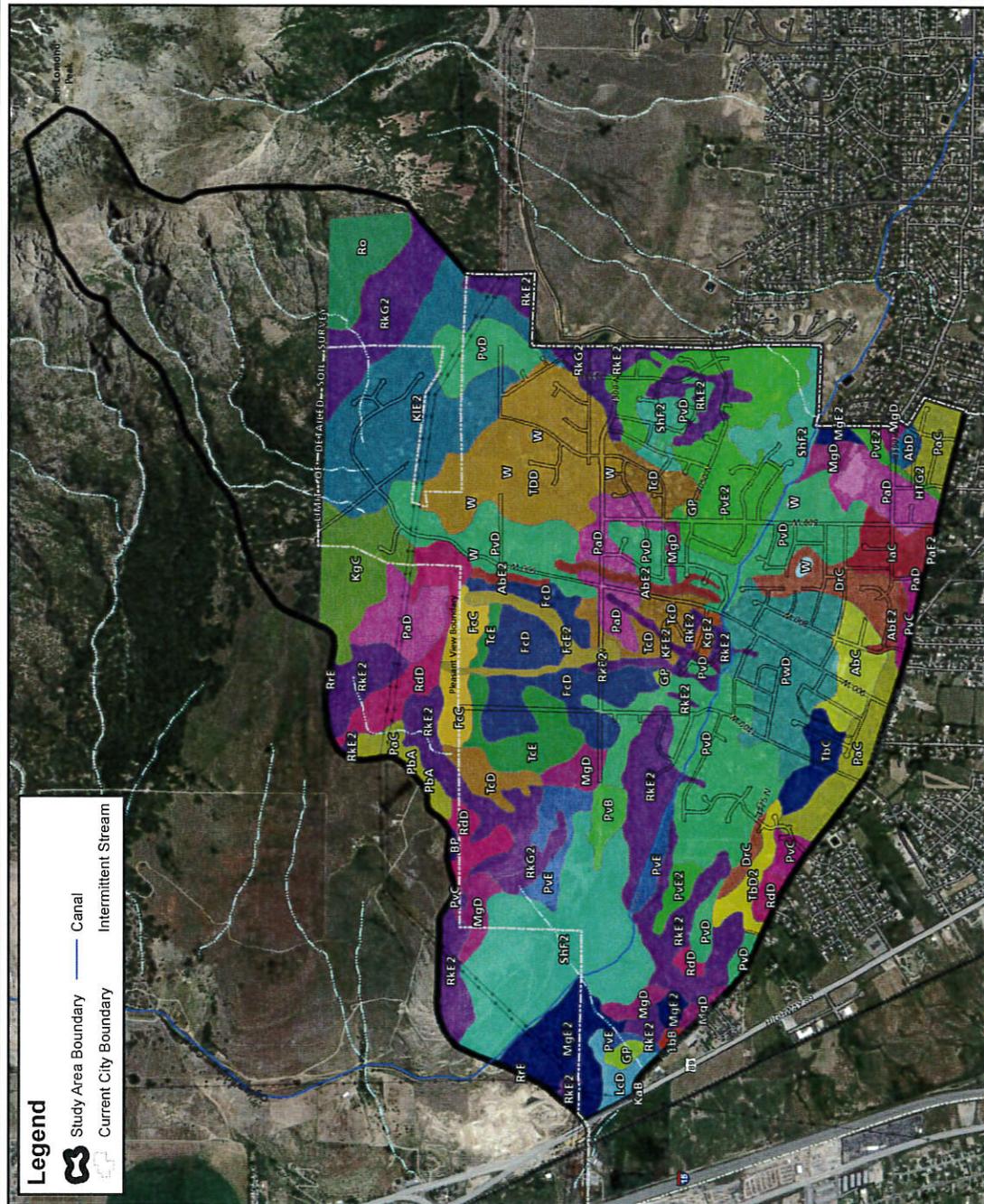
Pleasant View City Corporation Foothill Area Environmental Land Planning Study

Soil Types

- ABC - Ackmen loam, 3 to 6% slopes
- ADD - Ackmen loam, 6 to 10% slopes
- ABE2 - Ackmen loam, 10 to 20% slopes, eroded
- BP - Burrow pits
- CC - Draper loam, drained, 3 to 6% slopes
- CC - Draper loam, undrained, 3 to 6% slopes
- FD - Francis loamy fine sand, 6 to 10% slopes
- FE2 - Francis loamy fine sand, 10 to 20% slopes, eroded
- GP - Gravel pits
- ICZ - Hillside-Timpanogas-Parleys complex, 30 to 60% slopes, eroded
- KFE2 - Kiburn-Francis association, 10 to 20% slopes, eroded
- KAB - Kiburn fine sandy loam, 1 to 3% slopes
- KGC - Kiburn gravelly sandy loam, 3 to 6% slopes
- KGD - Kiburn gravelly sandy loam, 6 to 10% slopes, eroded
- KGE2 - Kiburn gravelly sandy loam, 10 to 20% slopes, eroded
- LCD - Layton loamy fine sand, 6 to 10% slopes
- LGD - Layton loamy fine sand, 10 to 20% slopes, eroded
- MgD - Marriott gravelly sandy loam, calcareous variant, 6 to 10% slopes
- MGE2 - Marriott gravelly sandy loam, calcareous variant, 10 to 20% slopes, eroded
- PAB - Parleys loam, 3 to 6% slopes
- PAD - Parleys loam, 6 to 10% slopes, eroded
- PAE2 - Parleys loam, 10 to 20% slopes, eroded
- PBA - Parleys loam, 0 to 3% slopes
- PBB - Parleys loam, 1 to 3% slopes
- PVC - Pleasant View loam, 3 to 6% slopes
- PVE - Pleasant View loam, 6 to 10% slopes, eroded
- PVE2 - Pleasant View loam, 10 to 20% slopes, eroded
- PVD - Pleasant View loam, 10 to 20% slopes, eroded
- RCD - Ridd stony sandy loam, 6 to 10% slopes, eroded
- RCE2 - Ridd stony sandy loam, 10 to 20% slopes, eroded
- RKG2 - Ridd rocky sandy loam, 30 to 70% slopes, eroded
- Ro - Rook outcrop
- RE - Ridd-Rock outcrop complex, 10 to 30% slopes
- RE2 - Ridd-Rock outcrop complex, 30 to 60% slopes, eroded
- TDD - Stirling very rocky loam, 6 to 30% slopes, eroded
- TDE2 - Stirling very rocky loam, 10 to 20% slopes, eroded
- TDB - Timpanogas loam, 1 to 3% slopes
- TBC - Timpanogas loam, 3 to 6% slopes
- TBD2 - Timpanogas loam, 6 to 10% slopes, eroded
- TCD - Timpanogas loam, noncalcareous variant, 6 to 10% slopes
- TCE - Timpanogas loam, noncalcareous variant, 10 to 20% slopes
- W - Water



SOIL CONDITIONS



© Project 1876 Pleasant View City, Inc.

**Pleasant View City Corporation
Foothill Area Environmental
Land Planning Study**

Legend

-  Study Area Boundary
-  Current City Boundary
-  Canal
-  Intermittent Stream

Groundwater Recharge Conditions

-  Bedrock
-  Discharge
-  Primary Recharge

Map Date: 11/16/2015

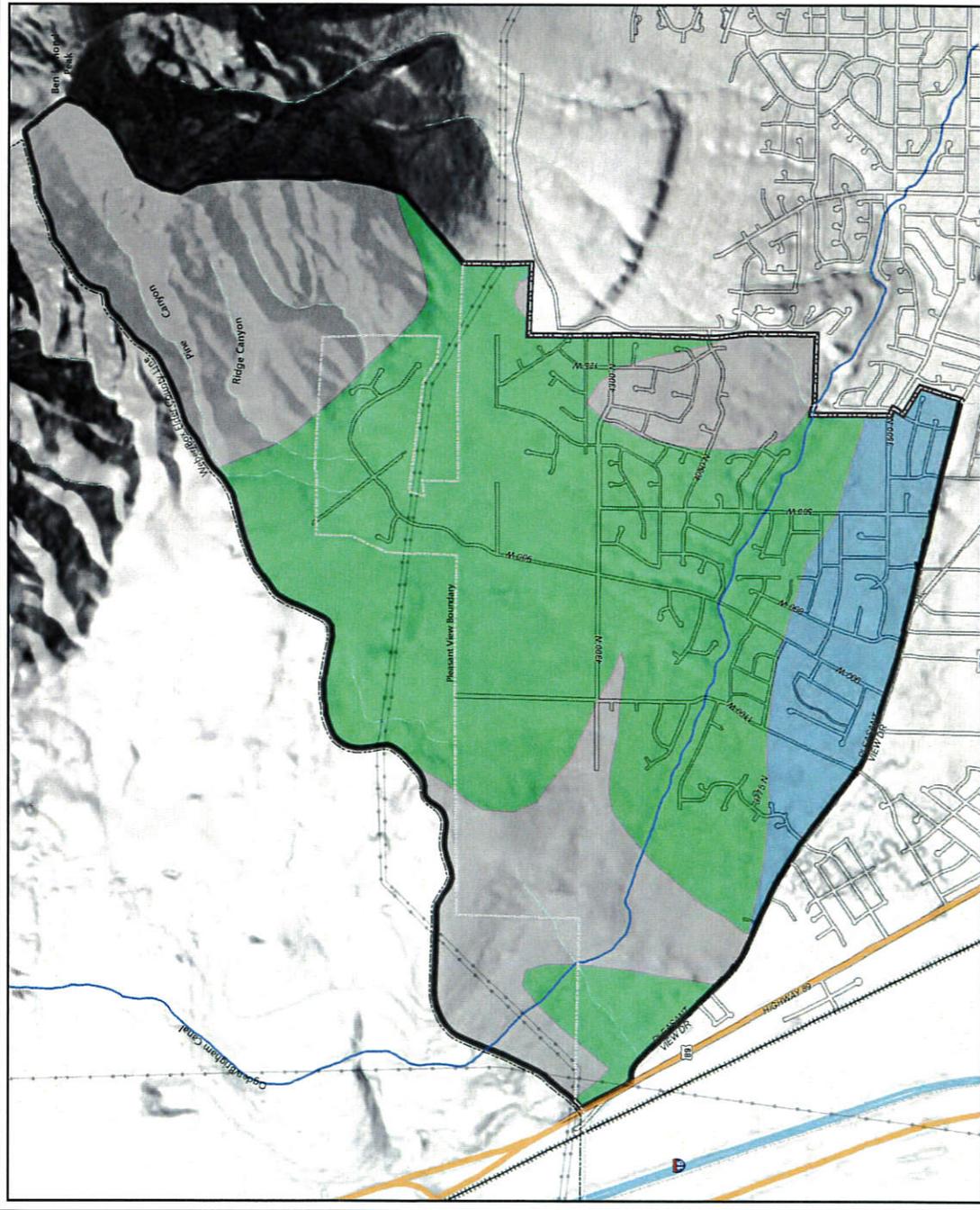
Map Scale 1:24,000
1 inch = 2,000 feet



0 0.25 0.5 0.75 1 Miles




**GROUNDWATER
RECHARGE CONDITIONS**



© projects1876_PleasantViewFoothill_Groundwater.mxd

Pleasant View City Corporation Foothill Area Environmental Land Planning Study

Legend

-  Study Area Boundary
-  Current City Boundary
-  Canal
-  Intermittent Stream

Drinking Water Source Protection Zones

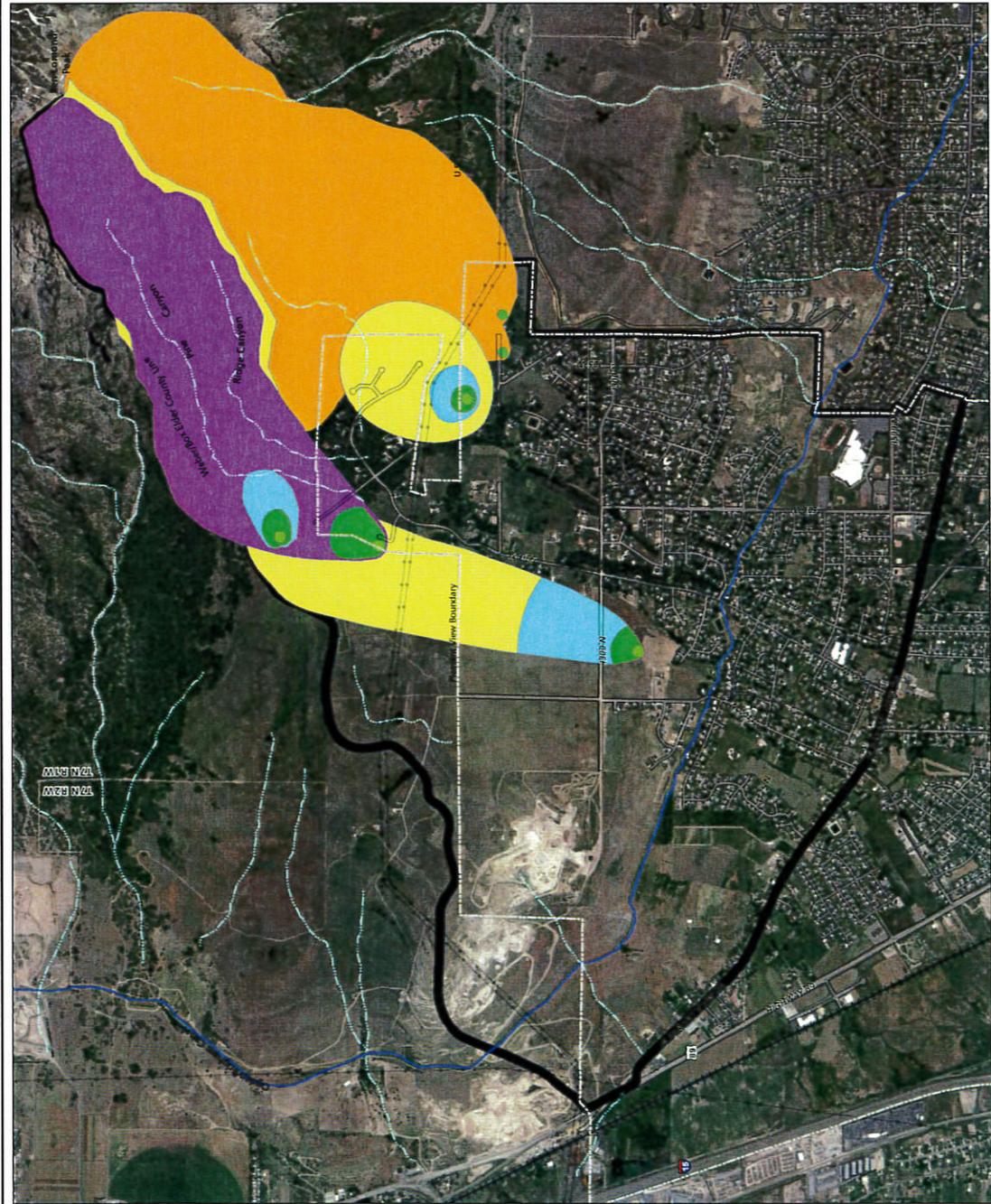
-  Zone 1: 100 Feet From Wellhead or Spring
-  Zone 2: 250 Day Groundwater Travel Time
-  Zone 2-3-4: 0.5 to 15 Year Groundwater Travel Time
-  Zone 3: 3 Year Groundwater Travel Time
-  Zone 3-4: 3 to 15 Year Groundwater Travel Time
-  Zone 4: 15 Year Groundwater Travel Time

Map Date: 11/16/2015

Map Scale 1:24,000
1 inch = 2,000 feet



WATER SOURCE PROTECTION ZONES



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**Pleasant View City Corporation
Foothill Area Environmental
Land Planning Study**

Legend

-  Study Area Boundary
-  Current City Boundary
-  Canal
-  Intermittent Stream

Water Source Constraints

-  Moderate Constraints
-  Severe Constraints

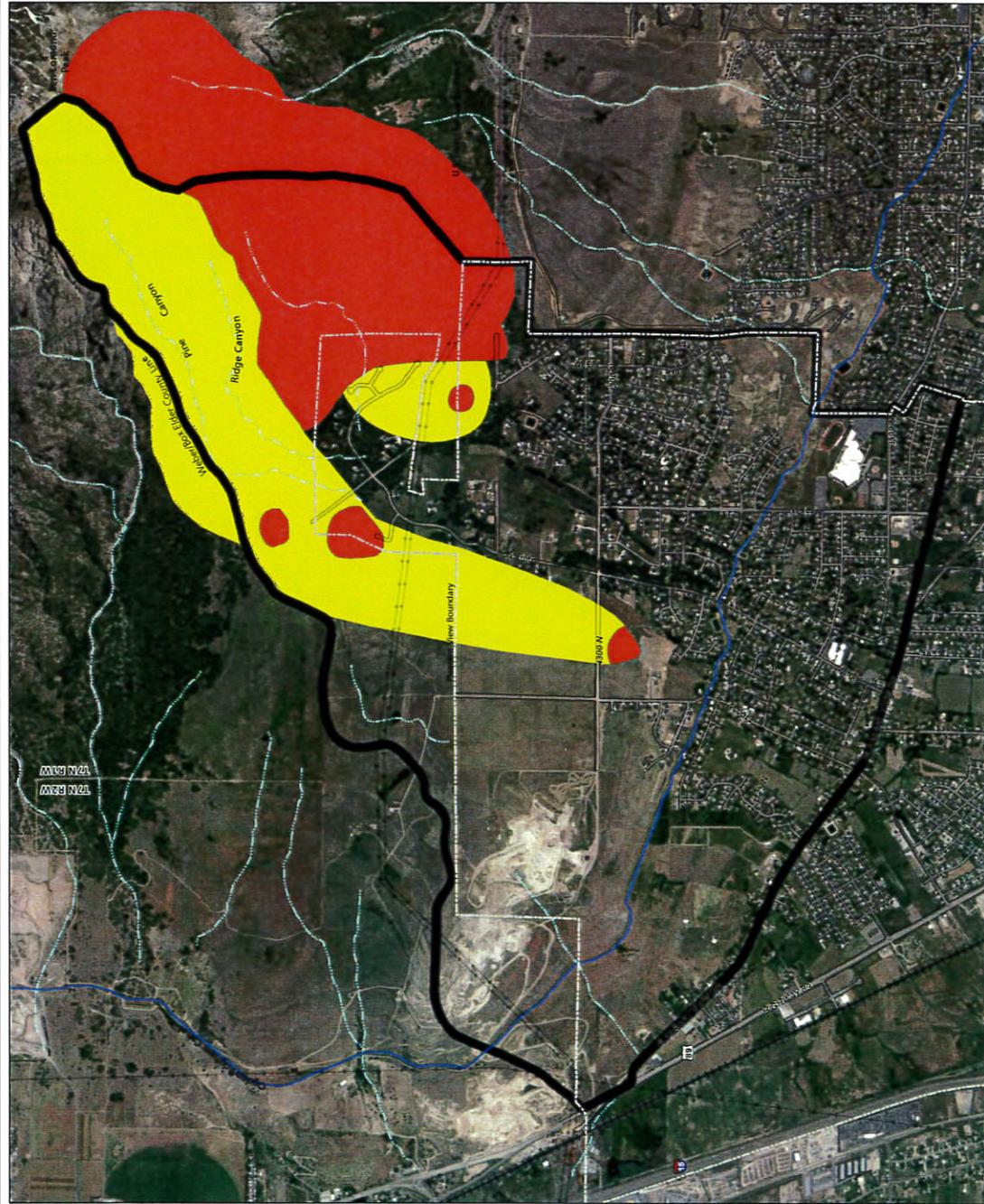
Map Date: 11/16/2015

Map Scale: 1:24,000
1 inch = 2,000 feet

0 0.25 0.5 0.75 1 Miles




**WATER SOURCE
CONSTRAINTS**



© 2015 03/18/16 Pleasant View City Water System Constraints.mxd

Pleasant View City Corporation Foothill Area Environmental Land Planning Study

Legend

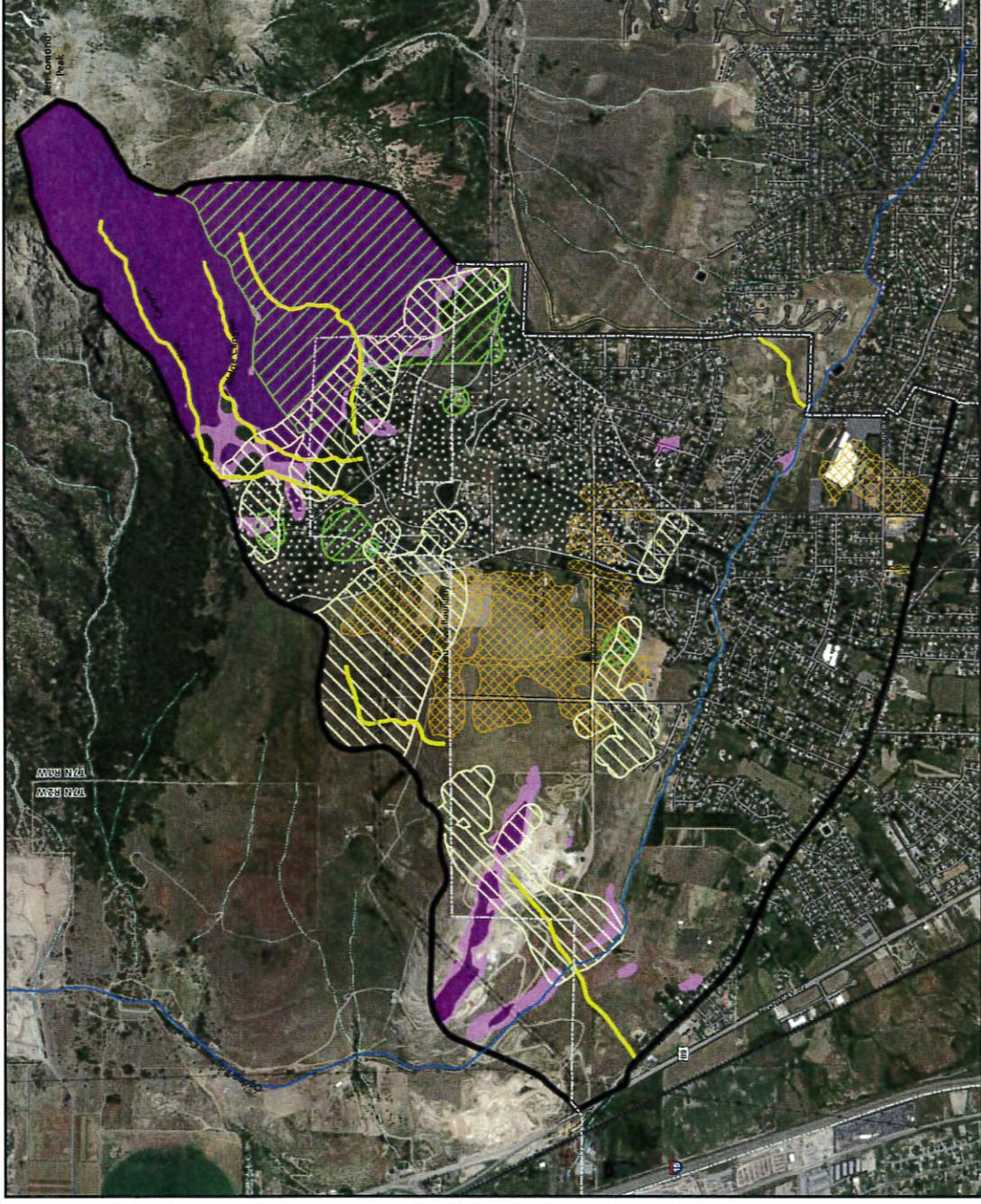
- Study Area Boundary
 - Current City Boundary
 - Canal
 - Intermittent Stream
- ### Composite Constraints
- Slope Over 30 Percent - No Build
 - Slope 25 - 30 Percent - Severe Constraints
 - Ground Fault Zones - Severe Constraints
 - Stream Channel (0 - 30 Feet) - Severe Constraints
 - Geological - Severe Constraints
 - Soils - Severe Constraints
 - Water Source - Severe Constraints

Map Date: 4/5/2016

Map Scale 1:24,000
1 inch = 2,000 feet



COMPOSITE CONSTRAINTS



Copyright 2016, Pleasant View Research, Composite Constraints.mxd

Pleasant View City Corporation Foothill Area Environmental Land Planning Study

Legend

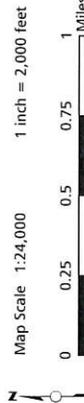
- Study Area Boundary
- Current City Boundary
- Forest Service Boundary
- Canal
- Intermittent Stream
- Power Transmission Line

Alternative Composite

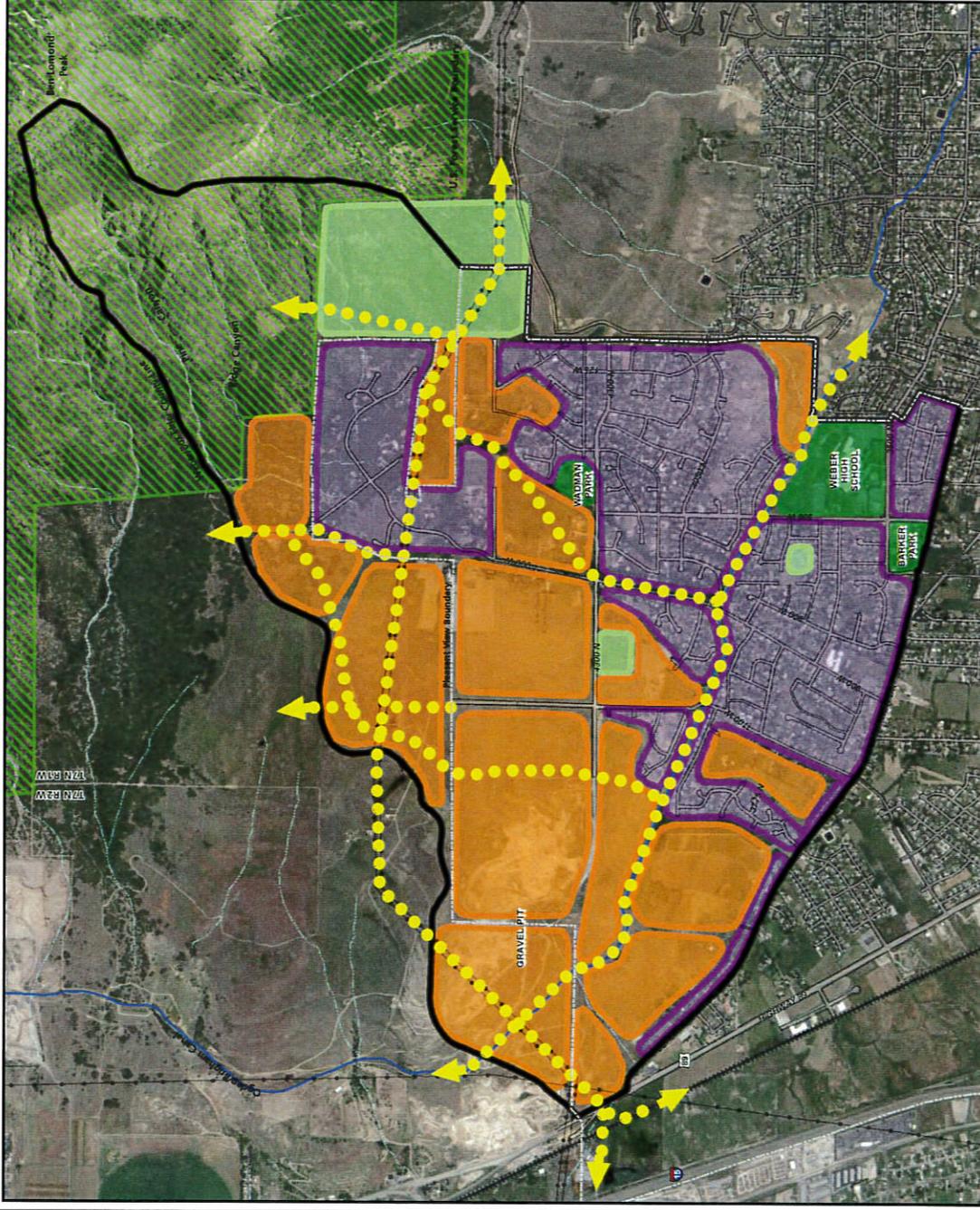
- Existing and Potential Non-motorized Trails
- Existing Development Area
- Potential Development Area
- Existing Public Parks and Open Space
- Potential Public Parks and Open Space

Map Date: 2/9/2016

Map Scale 1:24,000
1 inch = 2,000 feet



SCENARIO A: FULL BUILD-OUT CONCEPT



G:\projects\1716 Pleasant View\Concept Concept_1\FullBuild.mxd

Pleasant View City Corporation Foothill Area Environmental Land Planning Study

Legend

- Study Area Boundary
- Current City Boundary
- Forest Service Boundary
- Canal
- Intermittent Stream
- Power Transmission Line

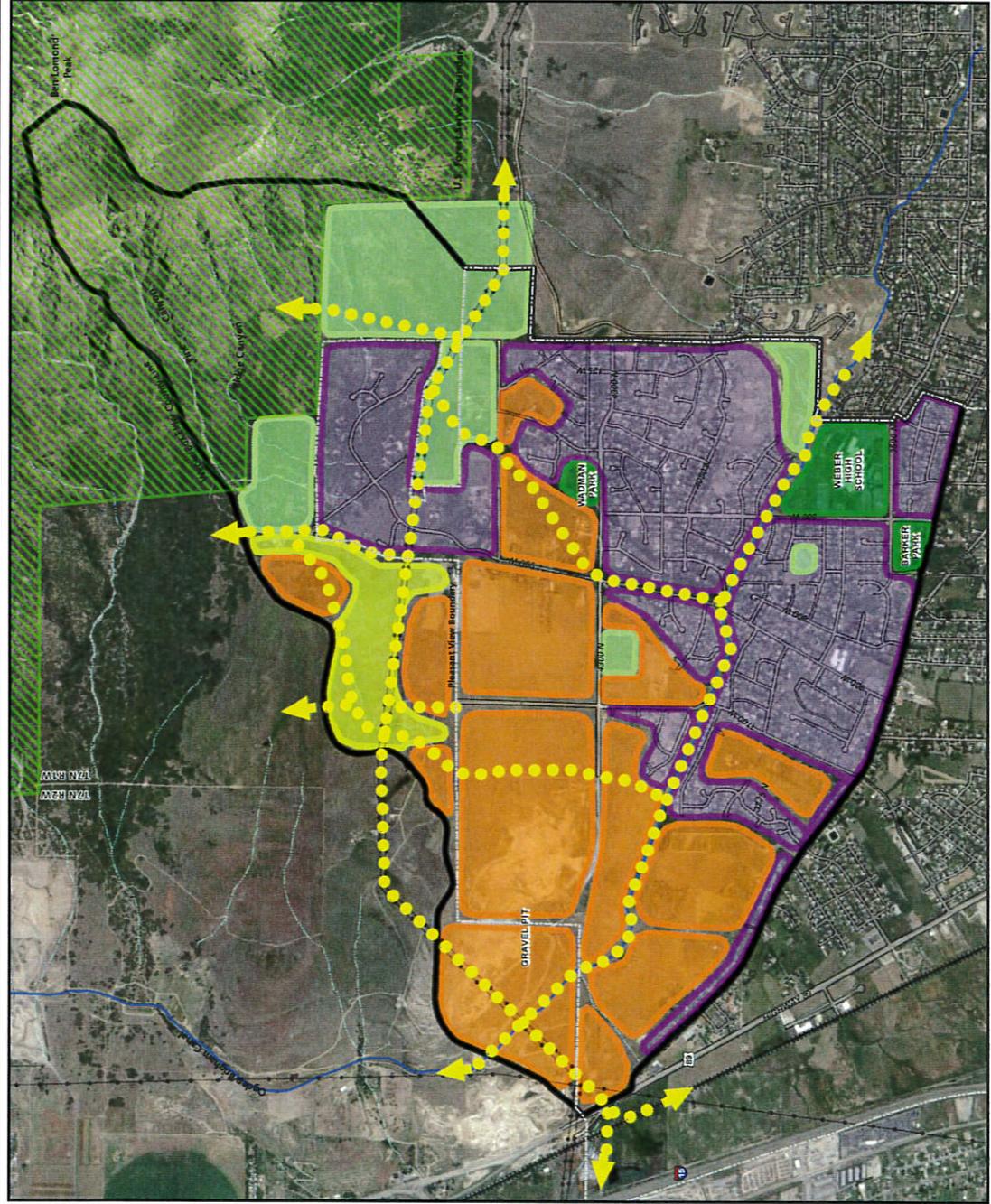
Alternative Composite

- Existing and Potential Non-motORIZED Trails
- Existing Development Area
- Potential Development Area
- Existing Public Parks and Open Space
- Potential Public Parks and Open Space
- Potential Private Parks and Open Space

Map Date: 2/9/2016
 Map Scale 1:24,000
 1 inch = 2,000 feet
 0 0.25 0.5 0.75 1 Miles



SCENARIO B: FOCUSED DEVELOPMENT CONCEPT



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Pleasant View City Corporation Foothill Area Environmental Land Planning Study

- Legend**
- Study Area Boundary
 - Current City Boundary
 - Forest Service Boundary
 - Canal
 - Intermittent Stream
 - Power Transmission Line

Alternative Composite

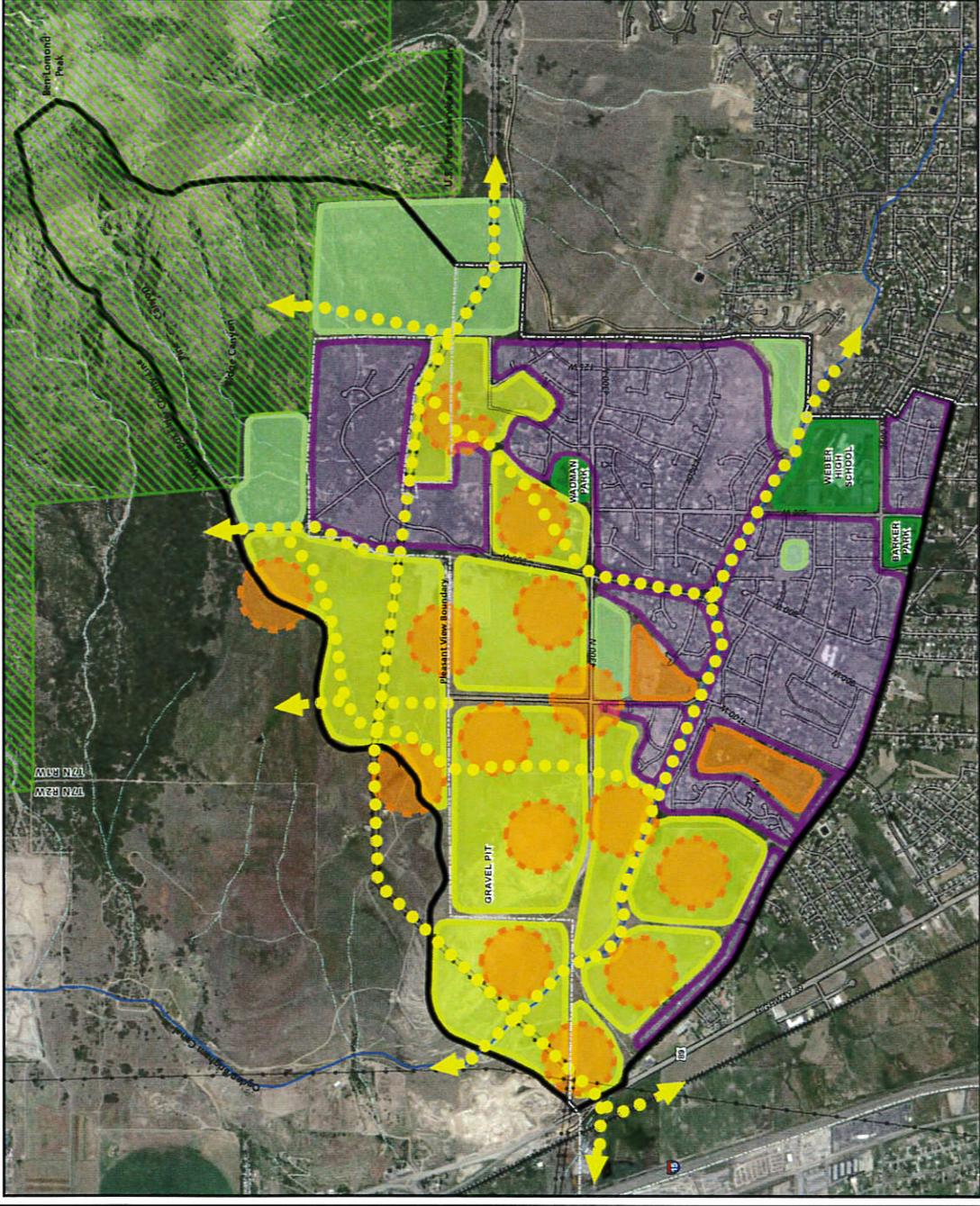
- Existing and Potential Non-motorized Trails
- Existing Development Area
- Potential Development Area
- Existing Public Parks and Open Space
- Potential Public Parks and Open Space
- Potential Private Parks and Open Space

Map Date: 2/9/2016

Map Scale: 1:24,000
1 inch = 2,000 feet



SCENARIO C: MAXIMUM OPEN SPACE CONCEPT



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Pleasant View City Corporation Foothill Area Environmental Land Planning Study

Legend

- Study Area Boundary
- Current City Boundary
- Forest Service Boundary
- Canal
- Intermittent Stream
- Power Transmission Line

Alternative Composite

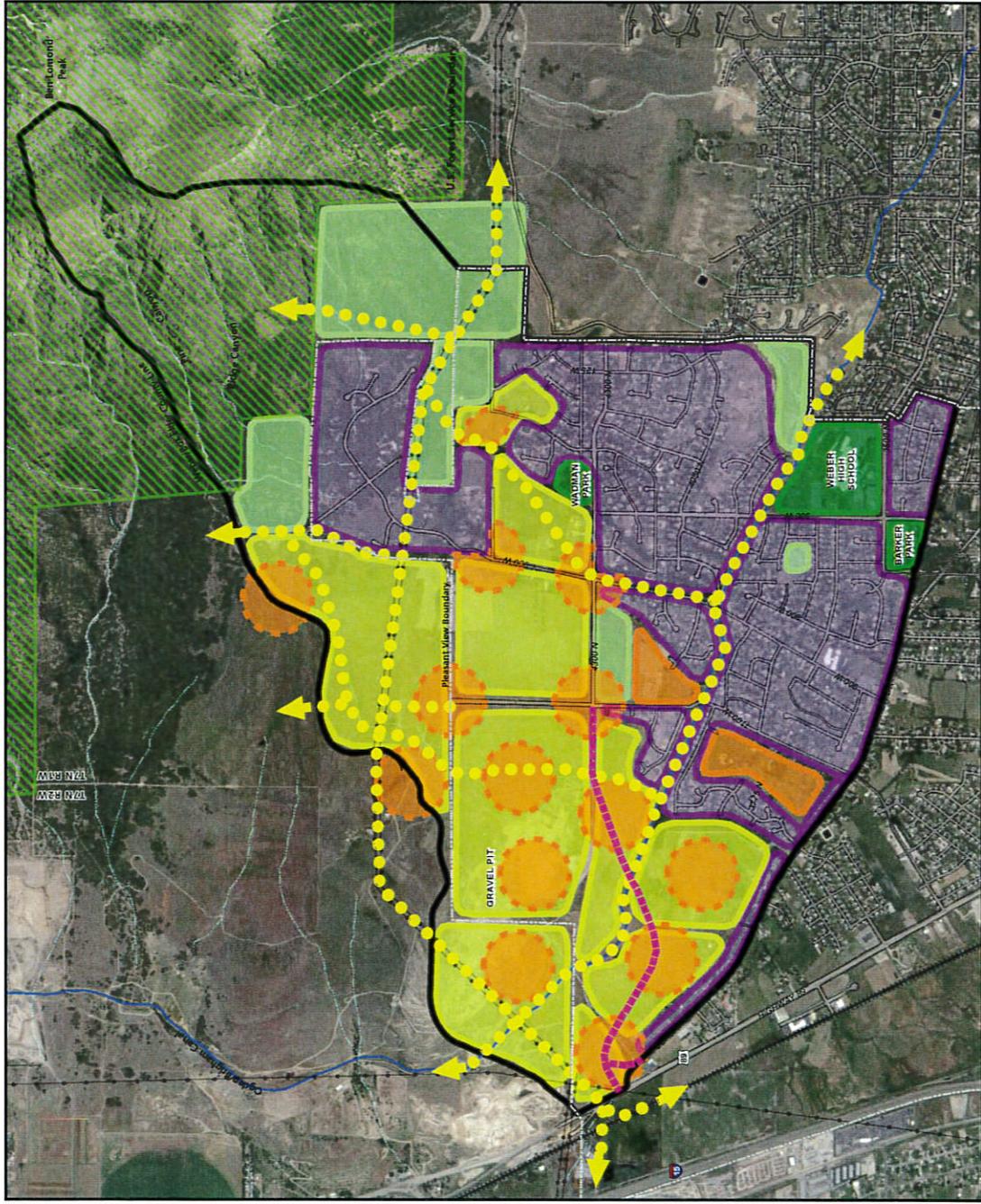
- Existing and Potential Non-motorized Trails
- Existing Development Area
- Potential Development Area
- Existing Public Parks and Open Space
- Potential Public Parks and Open Space
- Potential Private Parks and Open Space
- Future Skyline Drive Road

Map Date: 4/6/2016

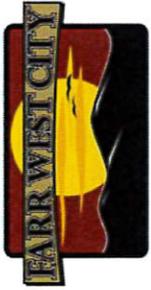
Map Scale 1:24,000
1 inch = 2,000 feet



DEVELOPMENT MASTER PLAN



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Pleasant View City, Utah
Farr West City, Utah

2700 North Corridor Vision

Specific Area Plan

November 2015



IBI Group

Defining the cities of tomorrow
www.ibigroup.com

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- Vehicular & Pedestrian Circulation
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- Node 1 – Farr West Town Center
- Node 2 – CDA Area
- Node 3 – Front Runner Station/US 89

Overall Corridor Recommendations

- Transportation
- Land Use
- Nodes

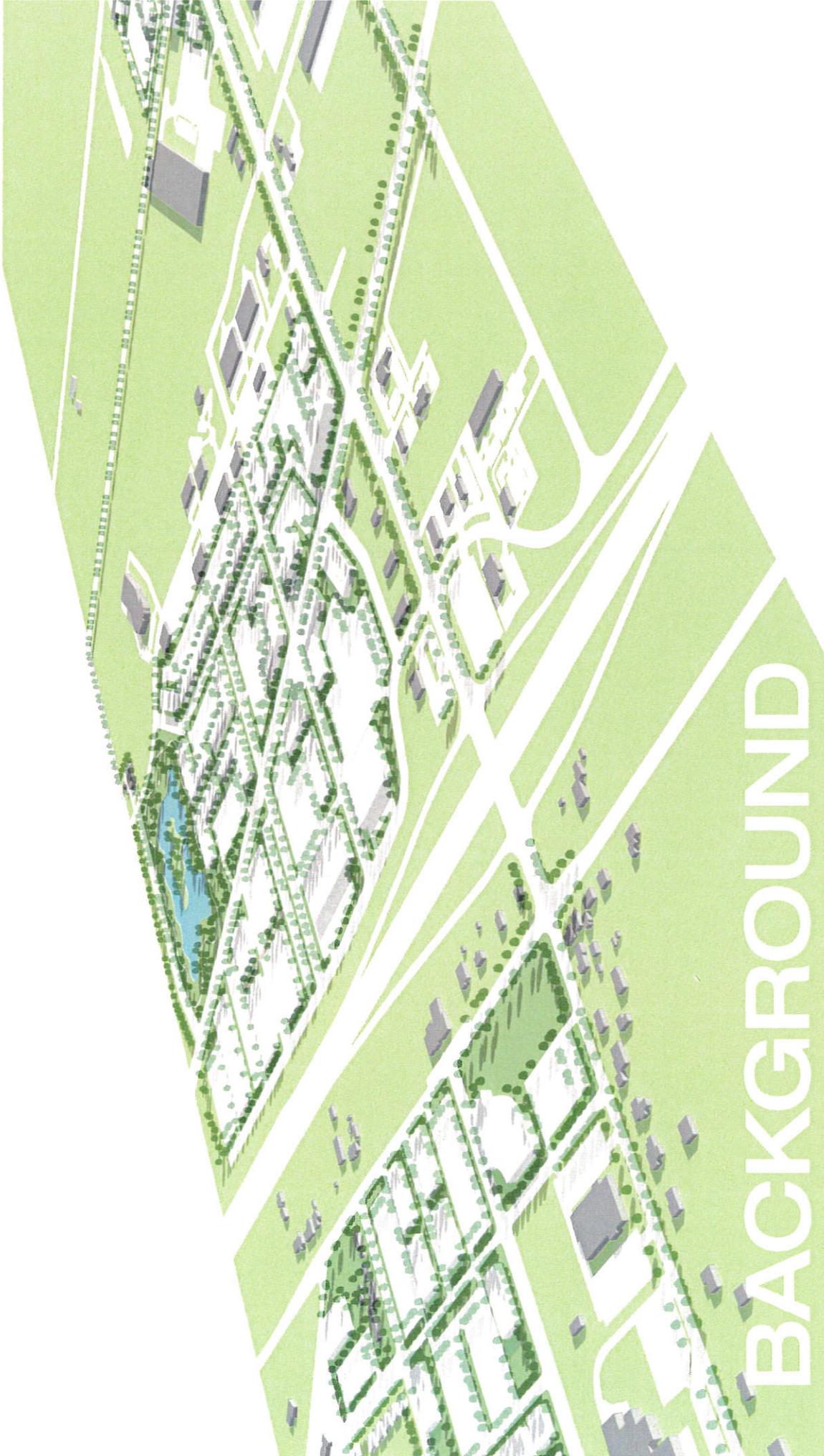
EXECUTIVE SUMMARY

North Weber County has been experiencing substantial growth, and the 2700 North corridor is beginning to feel the pressure to develop from increasing demand on this major arterial and its intersections at I-15, US 89, and near the Frontrunner train lines. In addition to running through the cities of Farr West and Pleasant View, this corridor also connects the neighboring communities of North Ogden and Plain City. In October 2014, the Cities of Pleasant View and Farr West combined efforts with the Wasatch Front Regional Council in order to define the vision and set goals for the 2700 North corridor.

Building upon recent market and transportation studies, the first meeting was held on December 4, 2014 at Pleasant View City Hall, where an overview of the purpose for the study, general analysis information, and anticipated goals for the project were discussed. Specific issues were identified from breakout groups feedback and ideas were collected regarding transportation, mobility and land use. These comments are summarized in the Joint Council Presentation.

This feedback was used in the development of the concept and solutions that make up this vision, which was then presented in a joint cities Council and Planning Commission public meeting on March 17, 2015. Concept framework, circulation and land use plans, with supporting illustrations, highlighting possible street, intersection, density and land use building types were presented. The intent was to capture additional public comments on these concepts. This exercise included stickers, comment cards and conversation with the consultant and City representatives. Feedback and comments are summarized in the Joint Council Presentation attached in the appendix. The outcome with the visioning process resulted in a focus on three specific node areas between the two cities.





BACKGROUND & FRAMEWORK PLAN

CORRIDOR STUDY AREA



Study Area

The study corridor consists of the land running adjacent to 2700 North (SR 235), West of US 89 to the canal West of Farr West Elementary School. The corridor is also intersected by 2000 W., I-15, 1850 W., Business accesses, Rulon White Blvd, Breeze St (SR 134), and the rail line.

Prior studies completed and reviewed for this plan

- Commercial development analysis – 2012
- Traffic and Market analysis – 2014
- Hales – Traffic Study
- Planning Solutions – Market Analysis
- UDOT Cooperative Agreement – SR134 (2700 N.)
- Pleasant View Comprehensive Plan Update – 2014 (Ongoing)
- Farr West Comprehensive Plan Update – 2014 (Mapping)

EXISTING ZONING MAP

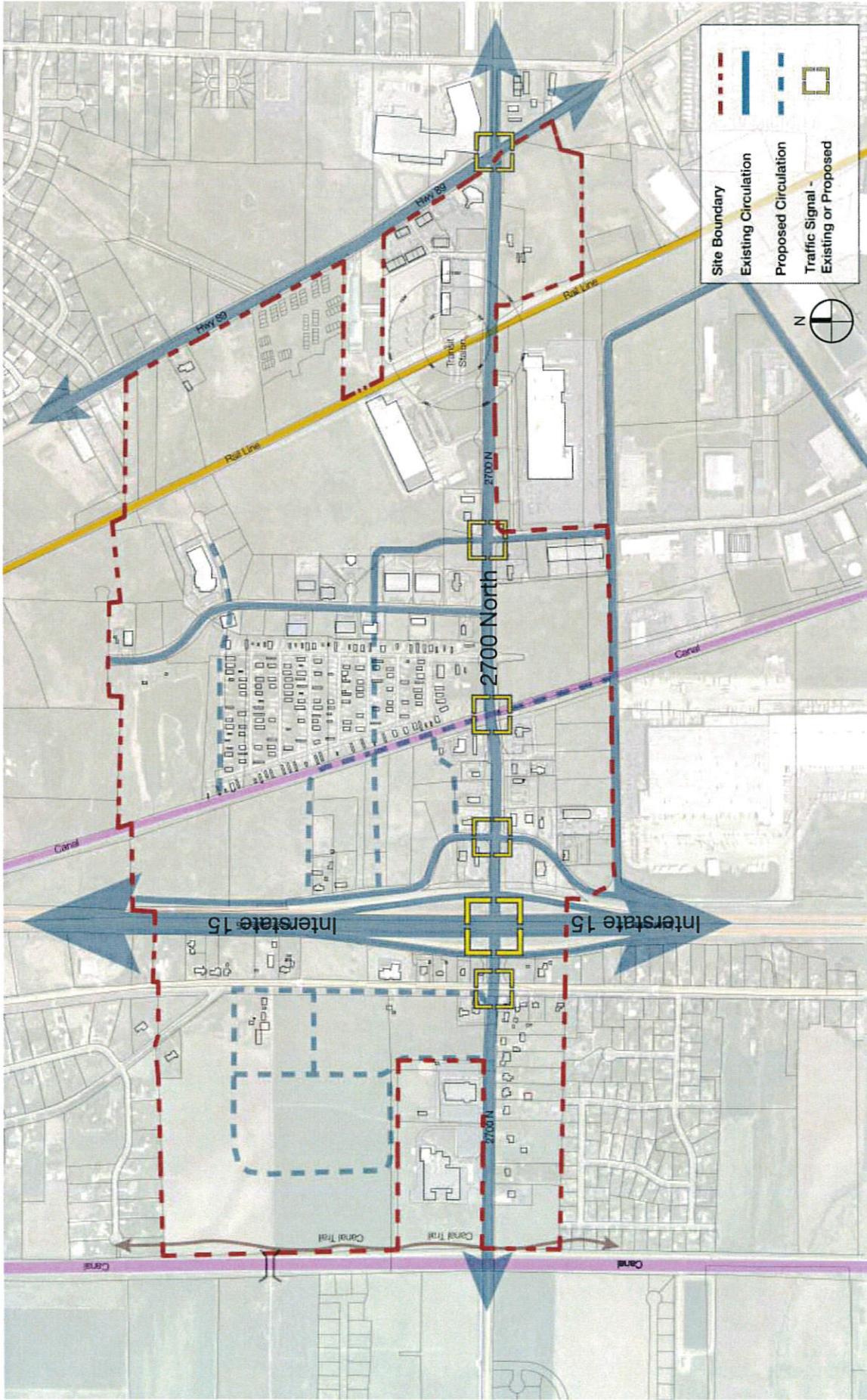


	Study Area
	Weber County Parcels
	Pleasant View MF-1
	Pleasant View C-2
	Pleasant View TOD
	Pleasant View MCM
	Pleasant View GWW
	Farr West A-1-R
	Farr West R-1-15
	Farr West C-2-COM
	Farr West A-1

FUTURE LAND-USE MAP



VEHICULAR CIRCULATION FRAMEWORK



VISION PLAN



Vision Plan

The 2700 North Corridor is a major thoroughfare for the cities of Pleasant View and Farr West, and contains key areas for future economic development potential. The vision plan for this area must address the need for quality long-term development, as well as, improved mobility and circulation. The plan builds upon existing street infrastructure and potential traffic light reconfigurations to provide access to larger parcels where mid-box commercial, office and residential uses could be viable and eventually developed.

The cities of Pleasant View and Farr West, combined efforts with the Wasatch Front Regional Council to define the following goals for the 2700 North corridor:

Joint Vision Goals Include:

1. Coordinate development efforts between both cities through the creation of a CDA (Commercial Development Area).
2. Identify opportunities at key intersections and define development form.
3. Improve circulation to and through the corridor, by furthering the integration of alternative circulation modes.

Farr West Specific Vision Focus:

1. Align corridor development to compliment potential future UDOT reconfiguration of the I-15, exit 349 intersection. (Potential Single Point Urban Interchange (SPUI))
2. Lessen vehicular demand by identifying business access & circulation off of 2700 North.
3. Create a Town Center West of I-15

Pleasant View Specific Vision Focus:

1. Identify quality growth opportunities for commercial development to capitalize on major intersections and transit adjacencies.
2. Guide the look and feel of corridor development.

Node Specific Land Use Approaches

In order to implement these goals, three nodes were identified based on proximity to key intersections and land availability. These nodes each provide large enough areas to get the densities and critical mass needed to create a "place" that can function as a walkable neighborhood, as well as a regional destination. The three distinct nodes identified include:

Node 1: Farr West Town Center

This node will establish a town center with a mix of land-uses, including retail, office, and residential. This area also has the opportunity to contain special uses that become activators, with regional attraction, including a recreation center and a heritage farmstead.

Node 2: CDA Area

The intent of this node is to create a mixed-use activity center that is primarily retail and takes advantage of the visibility from I-15. Enhanced streetscape will increase walkability of the area and provide access to open space and trails. Also, the creation of new open space and trails will enhance connection to new residential and commercial development.

Node 3: FrontRunner Station & US 89

This node will create a transit oriented, mixed-use district adjacent to the FrontRunner station and US 89. It will add a mix of office, retail uses to an area that already has a substantial amount of residential development to support transit that is anticipated to be available in the future. It would also include pedestrian and bicycle connections to the regional activity center in Node 2, and the Farr West Town Center in Node 1.

NODE 1 - FARR WEST TOWN CENTER



NODE 2 - CDA AREA



NODE 3 - FRONTRUNNER STATION & US 89





LAND-USE &

BUILDING TYPE OVERVIEW

LAND-USE TYPES

Place Types	Images	Description
<p>1</p> <p>Transit Oriented Development (TOD)</p>		<p>Creates a higher density mix of residential and commercial development within walking distance of transit, in particular light rail and bus rapid transit. This type of development should have dense development within one-quarter to one-half mile of a transit stop with excellent pedestrian facilities to encourage public transit use.</p>
<p>2</p> <p>Regional Activity Center</p>		<p>Emerging mixed-use centers planned or developed with large-scale master plans. These regional centers include a variety of housing types and densities, as well as having a retail component that serves the region, much like a mall or power center.</p>
<p>3</p> <p>Town Center</p>		<p>Town centers are locally-serving areas of economic, entertainment, and community activity. The size of a town center makes it an employment center and shopping destination for surrounding mixed-use or urban neighborhoods. Buildings typically stand two or more stories with condominiums or apartments over storefronts. The design and scale of the development in a town center encourages active living, with a comprehensive and interconnected network of walkable streets.</p>
<p>4</p> <p>Mixed Use Neighborhood</p>		<p>Offers residents the ability to live, shop, work, and play in one community. They include a mixture of housing types and residential densities within close proximity to the goods and services residents need on a daily basis. A small urban square supports commercial uses in the neighborhood. The design and scale of the development in a mixed-use neighborhood encourages active living, with a complete and comprehensive network of walkable streets.</p>
<p>5</p> <p>Strip Commercial</p>		<p>Characterized by big box stores or multi-tenant commercial centers along both sides of a street, highway or arterial. Primarily accessible by automobile. Buildings are typically set back behind large surface parking lots, with little or no pedestrian connectivity between adjacent businesses.</p>

LAND-USE TYPES

	Place Types	Images	Images	Description
6	Business Park			<p>Provides service jobs in the region and have a greater density of employees. Typical uses include professional offices, corporate campus, research and development and technology centers.</p>
7	Industrial Park			<p>Provides basic jobs and keep people in the city during normal work hours. They typically locate near major transportation corridors and may include manufacturing centers, transportation hubs, or technology centers.</p>
8	Urban Transition Neighborhood			<p>Supports a mix of moderate density housing options. These neighborhoods are more compact and walkable. The design and scale of the development in an urban transition neighborhood encourages active living and access to a more complete and comprehensive mobility network.</p>
9	Suburban Neighborhood			<p>Suburban neighborhoods are found in close proximity to strip commercial corridors. These neighborhoods are generally formed as subdivisions with residential densities ranging from 0.5 to 6 dwelling units per acre.</p>
10	Rural Living			<p>Rural living areas are characterized by very large lots, abundant open space and a high degree of separation between buildings. Residential home sites are located randomly throughout the countryside, which helps to maintain the rural character, scale and scenic views.</p>

BUILDING TYPES - RESIDENTIAL

	Building Type	Images	Images	Description	# of Stories	DU/ Acre*	Emp/ Acre*
1	Large Lot Single Family			Large lots to 1/3 acre size. Small house on 1 acre lots.	2	1	-
2	Medium Lot Single Family			Standard single family lot of 52' x 100' minimum. Allows cul-de-sacs or grid pattern.	2	6	-
3	Small Lot Single Family			Small lot subdivision: 3,500 square feet lots and some low density suburban garden apartments.	2	12	-
4	Townhome			Detached and attached townhome project at approximately 15-20 units per acre. Most standard 2-story apartments with surface parking are in this range.	3	15-20	-
5	2 Story (owner/rental)			2+ story attached units with structured parking. (e.g. tuck-under)	2	24	-
6	3 Story Condo/ Apartment			3 story mid-level development. Less space dedicated to landscaping; more frontage on street.	3	35	-

*denotes gross acreage

BUILDING TYPES - RETAIL

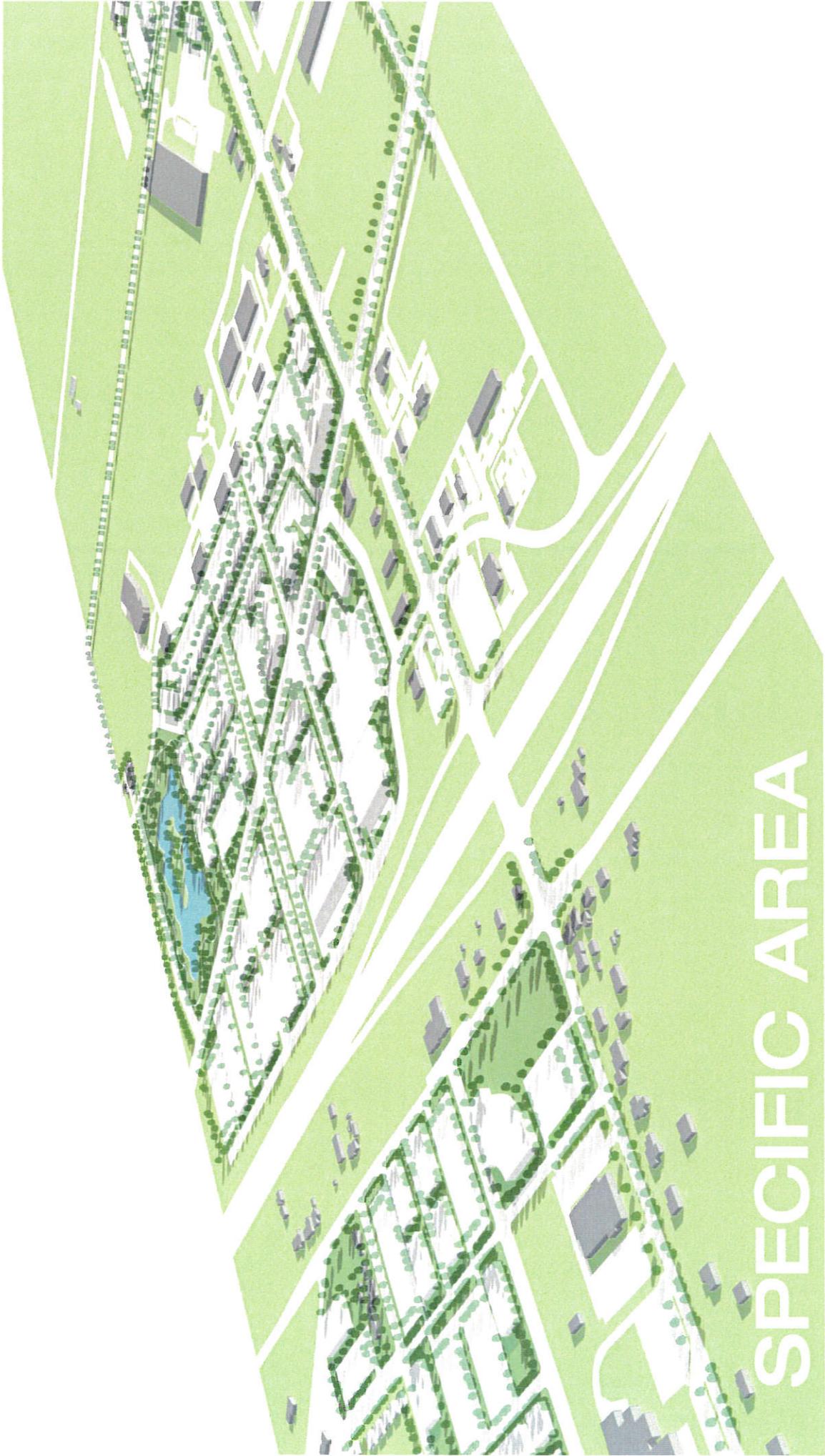
	Building Type	Images	Images	Description	# of Stories	DU/ Acre*	Emp/ Acre*
1	Community/ Neighborhood Retail			100% Retail	1	-	48
2	Mixed Use Retail/ Residential - Horizontal			50% Residential 50% Retail	1	12	78
3	Live/Work (owner/ rental)			90% Residential	2	28	10
4	Mixed Use Residential Focus Mid-Rise (owner/rental)			70% Residential 25% Retail 5% Office	3	25	38
5	Mixed Use Employment Focus Mid-Rise			45% Residential 40% Retail 15% Office	3	14	58
6	Mixed Use Retail/ Residential Mid-Rise			25% Retail 75% Residential	3	-	78
7	Mid Box Retail			100% Retail	1	-	78
8	Hotel			-	3	-	10

*denotes gross acreage

BUILDING TYPES - BUSINESS/INDUSTRIAL PARK

	Building Type	Images	Images	Description	# of Stories	DU/Acre*	Emp/Acre*
1	Professional Office			100% Office	1-2	-	10-15
2	Mid-Rise Office			5% Retail 95% Office	3	-	54
3	Light Industrial / Flex Office			25% Office 75% Industrial	1	-	25
4	Light Industrial / Manufacturing			100% Industrial	1	-	11

*denotes gross acreage



SPECIFIC AREA PLANS & GOALS

NODE 1 - FARR WEST TOWN CENTER



Goal: Create a Town Center through a mix of uses while capitalizing on the proximity to adjacent complimentary community uses.

- Mid-box commercial with adjacent support office/retail
- Appropriate residential types
- Potential activators
 - Community Recreation Center
 - Heritage Farm



LAND-USES

1 Town Center



2 Urban Transition Neighborhood



1 Mixed-Use Neighborhood



3 Suburban Neighborhood



1 Strip Commercial



NODE 1 - FARR WEST TOWN CENTER



BUILDING TYPES

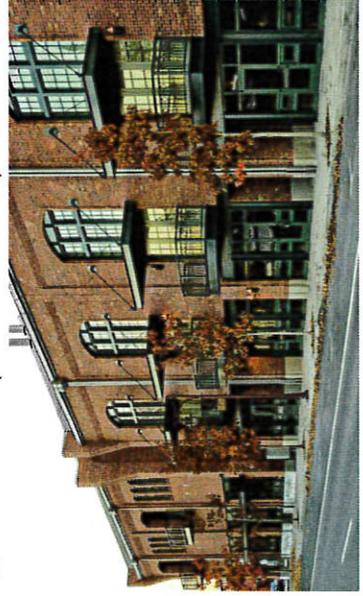
1 Community/Neighborhood Retail



1 Mixed-Use Retail/Residential - Horizontal



1 Live/Work (Owner/Tenant)



2 Medium Lot Single Family



2 Small Lot Single Family



2 2 Story (Owner/Rental)



3 Townhome



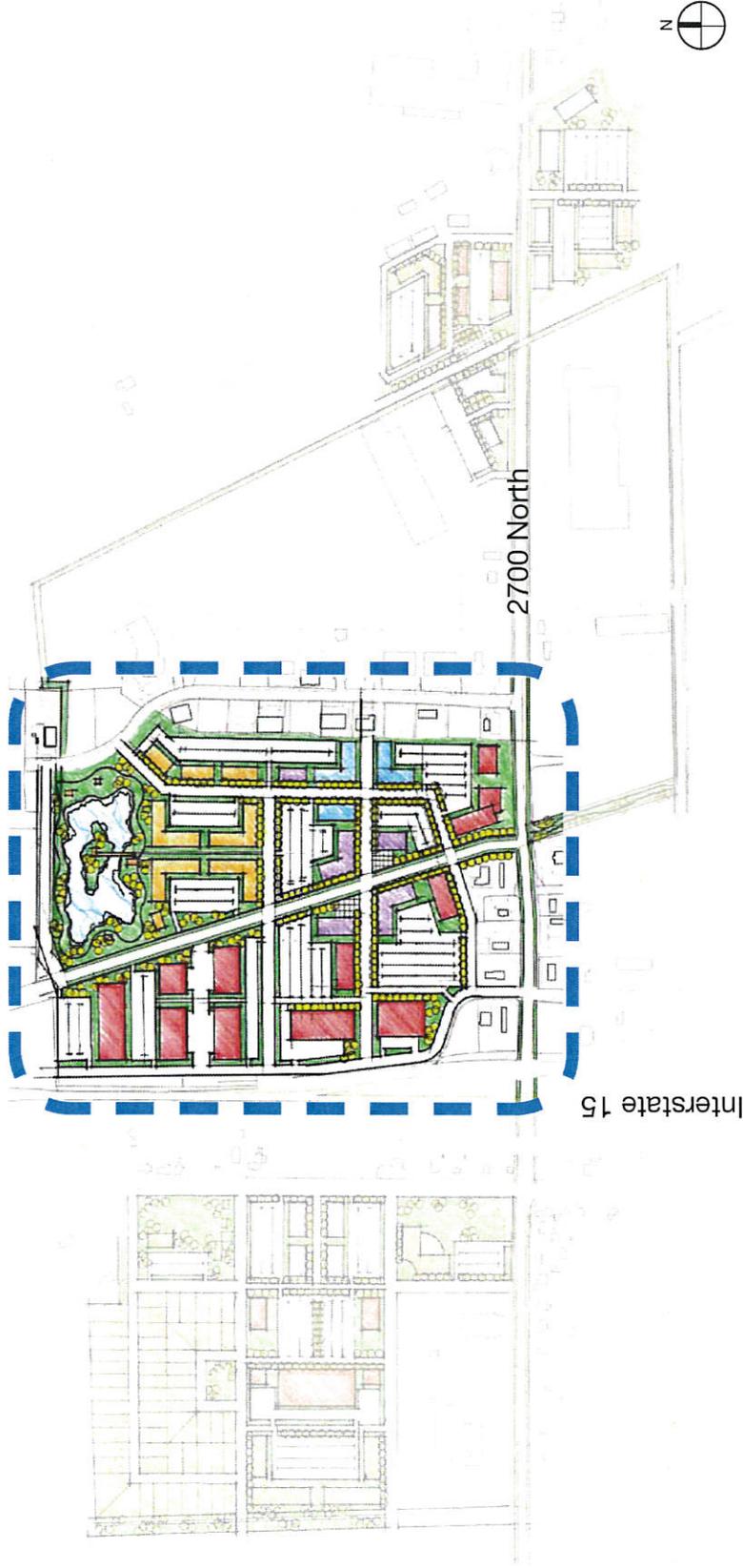
4 Institutional - Heritage Farm



5 Institutional - Community Center



NODE 2 - CDA AREA



Goal: Create a regional retail center with vehicle circulation that will mitigate congestion on 2700 North while creating connections for pedestrian and bicycles.

- Central access road from 2700 North
- Street grid to allow for internal block circulation, reducing 2700 N. load
- Commercial retail visibility from I-15 with office uses towards the center and limited amount of residential further north from 2700 North and surrounding a water amenity
- Streetscapes designed for bicycles and pedestrians that connect to a system of sidewalks and trails
- Public realm and open space improvements to soften development intensity



LAND-USES

1 Regional Activity Center



2 Industrial Park



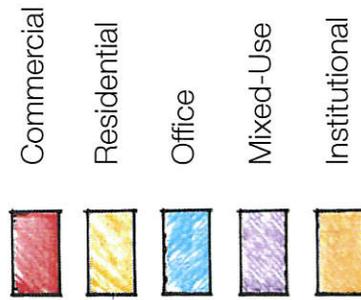
1 Mixed-Use Neighborhood



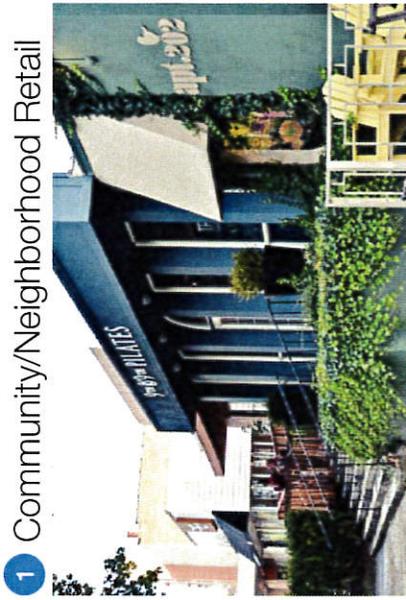
2 Business Park



NODE 2 - CDA AREA



BUILDING TYPES



1 Community/Neighborhood Retail



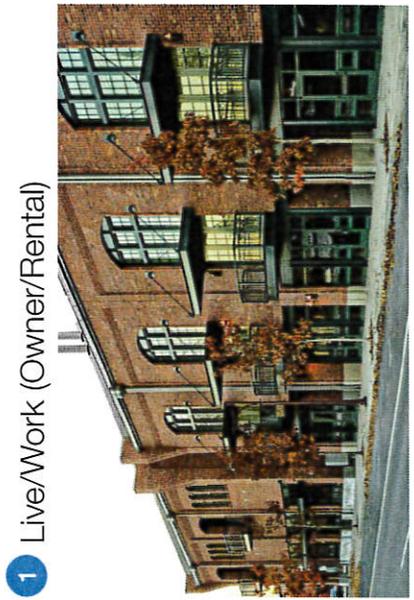
1 Mixed-Use Residential Focus
Mid-Rise (Owner/Rental)



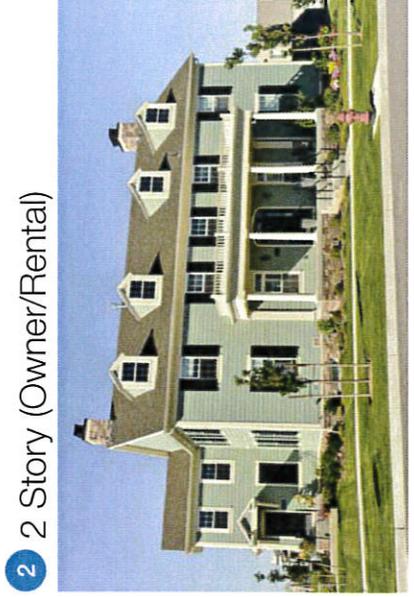
1 Mixed-Use Retail/Residential -
Horizontal



2 Townhome



1 Live/Work (Owner/Rental)



2 2 Story (Owner/Rental)

2 3 Story Condo/Apartments



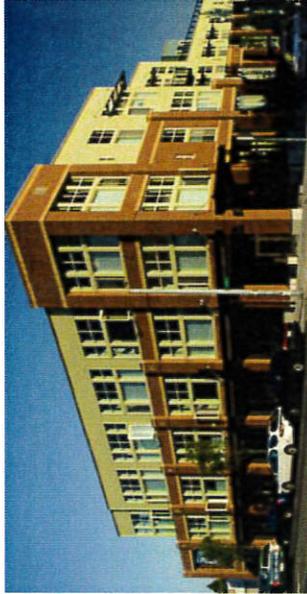
5 Hotel



7 Park



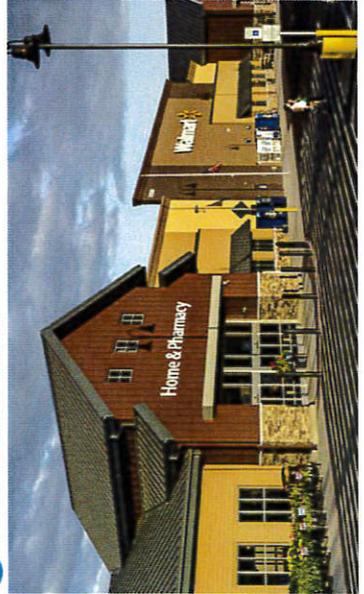
3 Mixed-Use Employment Focus Mid-Rise



6 Light Industrial/Flex Office



4 Mid-Box Retail



6 Light Industrial/Manufacturing



NODE 3 - FRONTRUNNER STATION & US 89



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

- Creates a mix of predominately office and retail uses, with limited additional residential, as there is already a substantial residential use in the node
- Builds upon existing development framework
- Connections to additional centers by potential pedestrian/bicycle circulator
- Encourage high-quality development near FrontRunner Station



-  Commercial
-  Residential
-  Office
-  Mixed-Use

LAND-USES

1 Transit-Oriented Development



1 Mixed-Use Neighborhood



1 Strip Commercial (Existing)

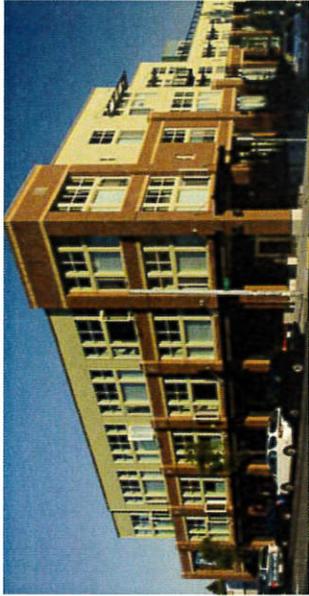


BUILDING TYPES

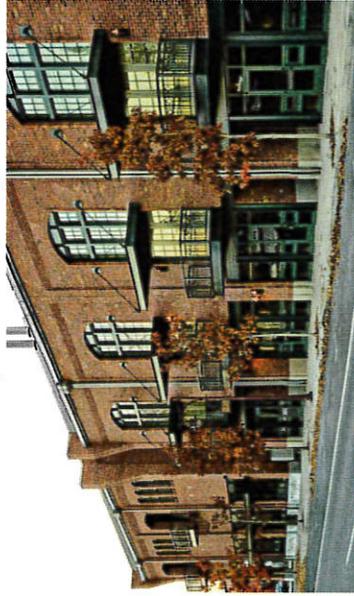
1 Community/Neighborhood Retail



2 Mixed-Use Employment Focus
Mid-Rise



1 Live/Work (Owner/Rental)



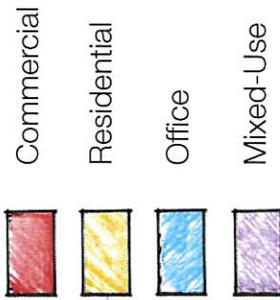
2 Mixed-Use Retail/Residential Mid-Rise



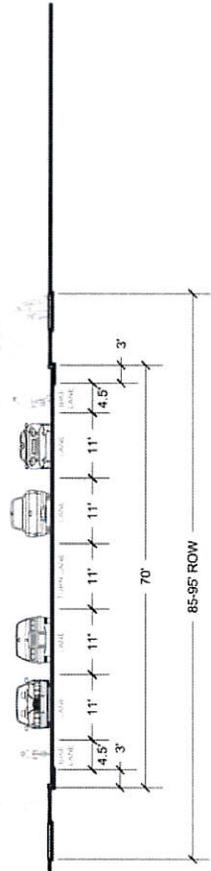
1 Mixed-Use Residential Focus
Mid-Rise (Owner/Rental)



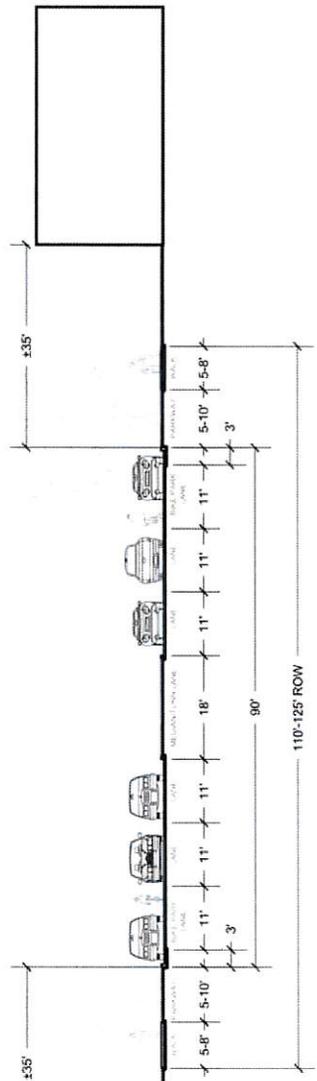
2 3 Story Condo/Apartments



STREET SECTION

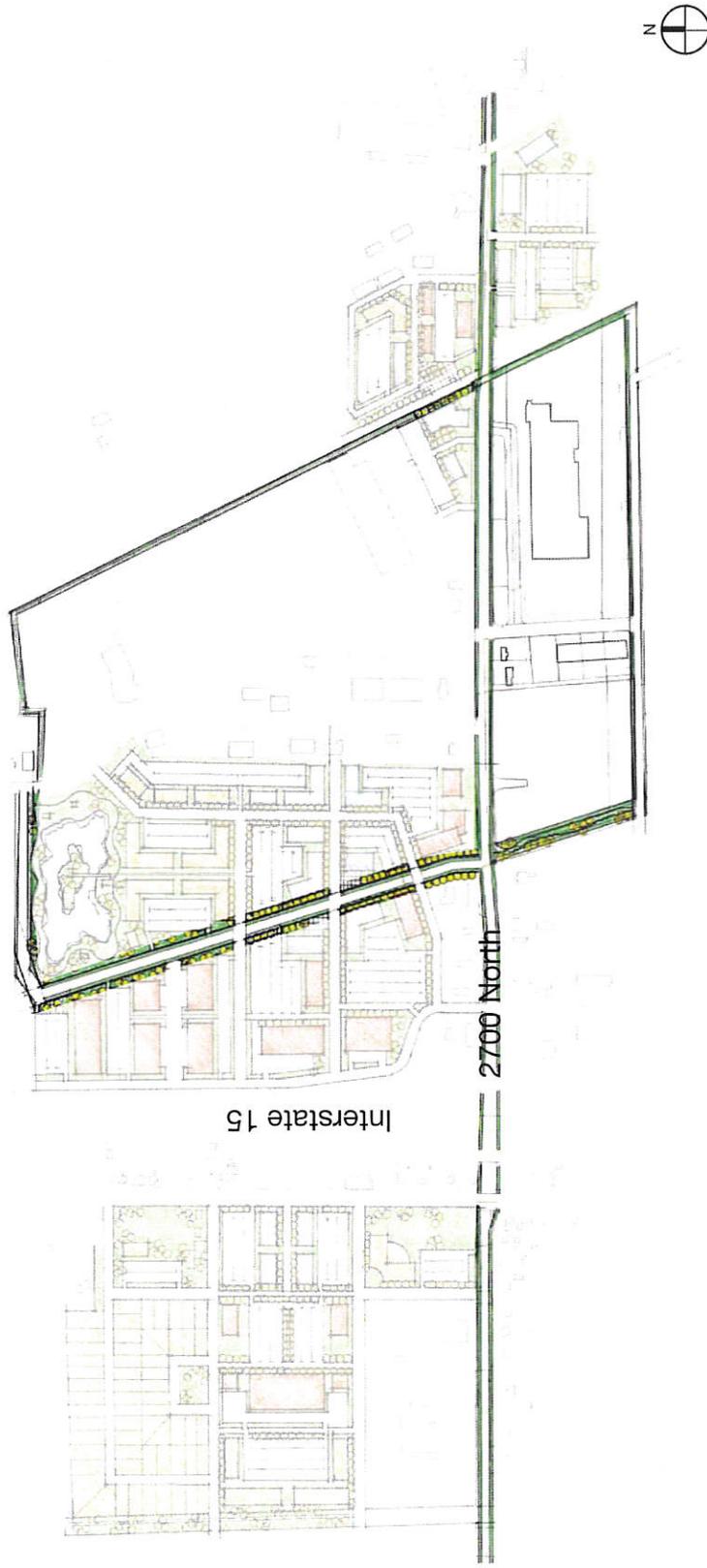


Proposed West of I-15

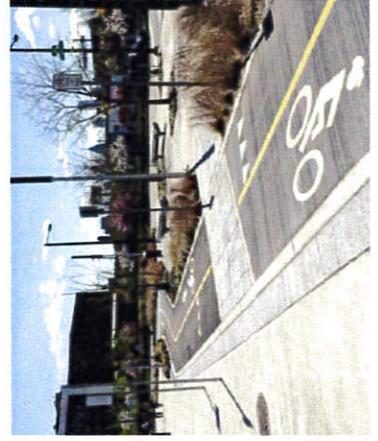


Proposed East of I-15

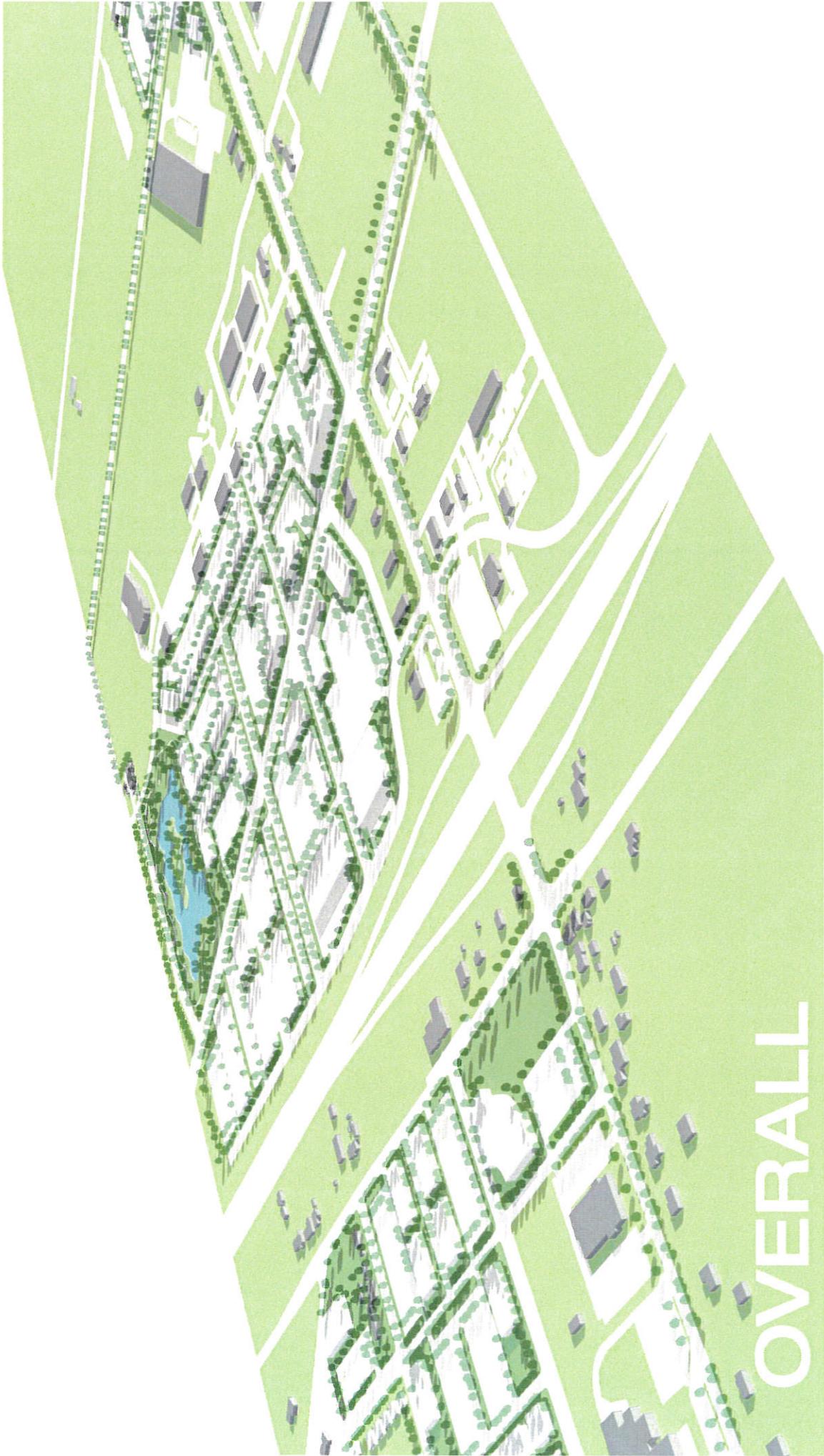
BIKE CIRCULATOR



Cycle Track Examples



- Cycle track along 2700 North
- Sharrow (shared lane markings) provided to create loop road along adjacent streets and along cycle track corridor



OVERALL

CORRIDOR RECOMMENDATIONS

OVERALL CORRIDOR RECOMMENDATIONS

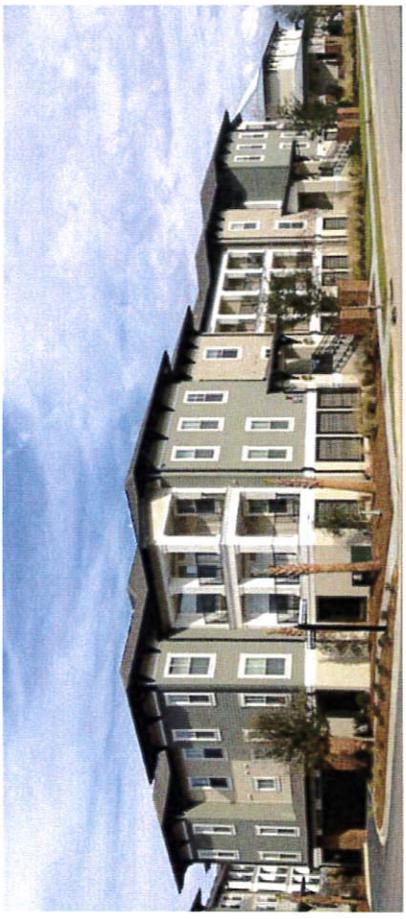
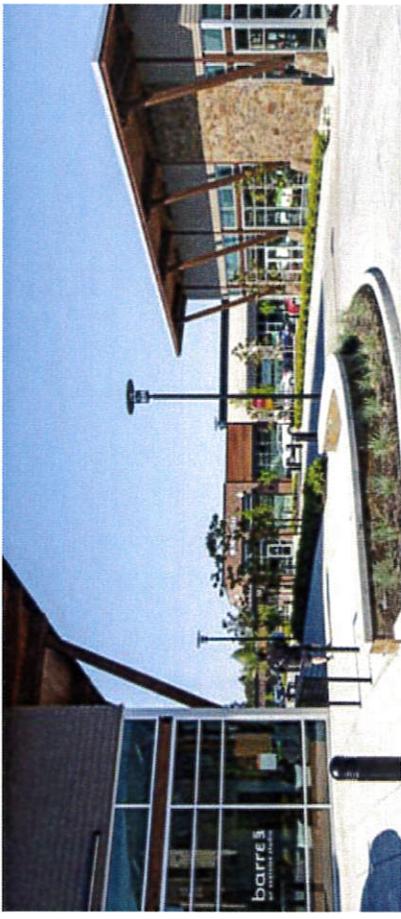
TRANSPORTATION

- Need Turn Lane Control
- Mobility Choices
- Prioritize Pedestrian Crossings



LAND-USE

- Mutually Supportive Land-Uses
- Buildings Should Address the Street
- Thoughtful Use Adjacencies
- Future Opportunities to Mix Uses Vertically



NODES

- Organization Based on Community Vision
- Create Activity Centers
- Complementary Uses
- Mix Services & Retail



