

MEETING NOTICE OF THE
PLEASANT VIEW PLANNING COMMISSION

Notice is hereby given that the Planning Commission of Pleasant View City will hold a regularly scheduled meeting at the City Office building, 520 W Elberta Dr. on **Thursday, August 4, 2022, at 6:00 PM.**

AGENDA

6:00 PM Call to Order

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

ADMINISTRATIVE

- 1. Discussion/Decision:** Consider a Conditional Use Permit to allow a car wash use at 500 W 2700 N. The proposed site is currently under review for a private commercial subdivision, and this proposed conditional use and site plan are contingent on the subdivision meeting final approval recordation.
- 2. Discussion/Decision:** Review and Approval of the Planning Commission Meeting minutes from March 3, 2022, April 7, 2022, and June 2, 2022.

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

Dated this

/August 1, 2022/ Amber Corbridge/Planning and Zoning Administrator

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



Planning Commission Staff Report

AGENDA
ITEM
#1

Shiny Shell Car Wash – Conditional Use and Site Plan Review August 4, 2022

BASIC INFORMATION

Applicant:	Mitch Morris with Coldwater Capital LLC
Owner:	Laloli Properties
Location:	500 W 2700 N
Zone:	CP-2

PLANNING COMMISSION REVIEW AND RECOMMENDATION

The Planning Commission reviews conditional uses to ensure that the proposed conditional use and site plan meets the following:

1. The use contributes to the general well-being of the community.
2. The use is not detrimental to health, safety, and general welfare of the public and land.
3. The use is compatible with the surrounding and/or planned uses of the community.
4. The use will comply with the regulations and conditions of the city code.
5. The proposed use conforms to the goals and policies of the General Plan.

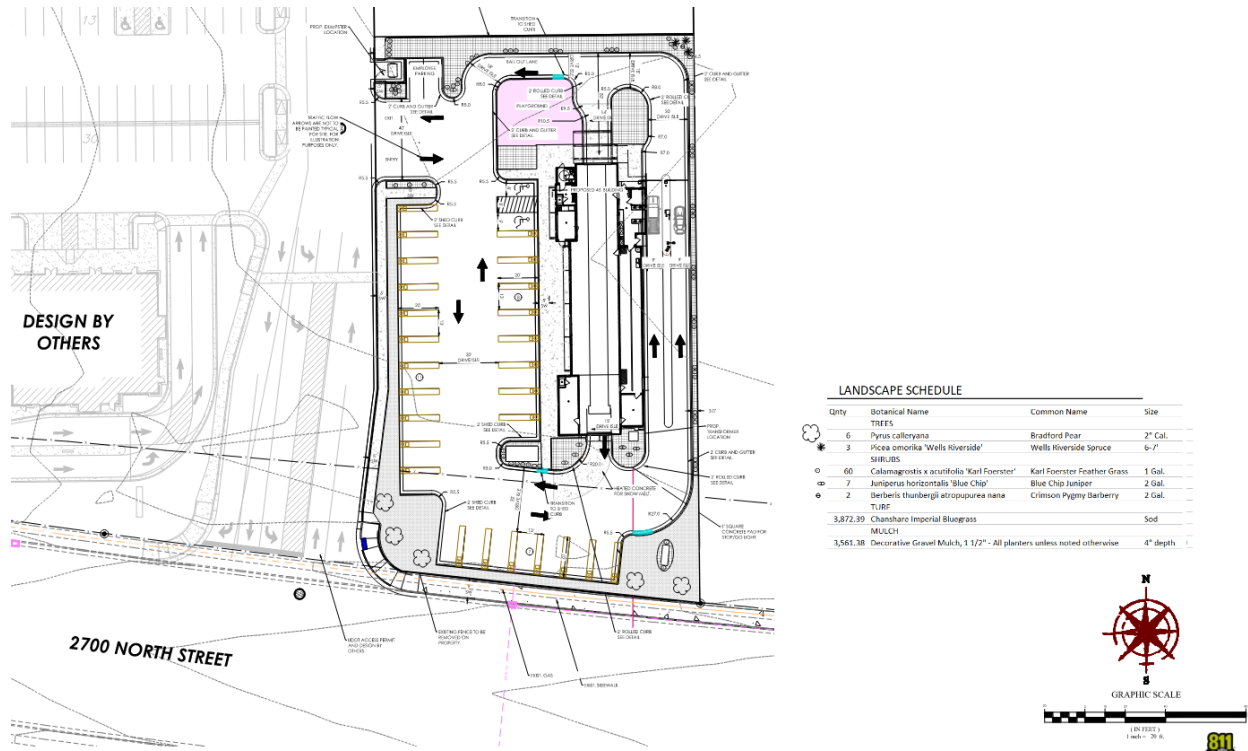
BACKGROUND AND PROPOSAL

The applicant is requesting Conditional Use Permit approval for a car wash, including a site plan proposal. The proposed site is currently under a private subdivision plat review, known as Baileys 2700 N (see attached preliminary plat), which will accommodate a pad space for the new car wash development. This subdivision plat is not yet approved and requires the developer to apply for Final Subdivision Review, including the following:

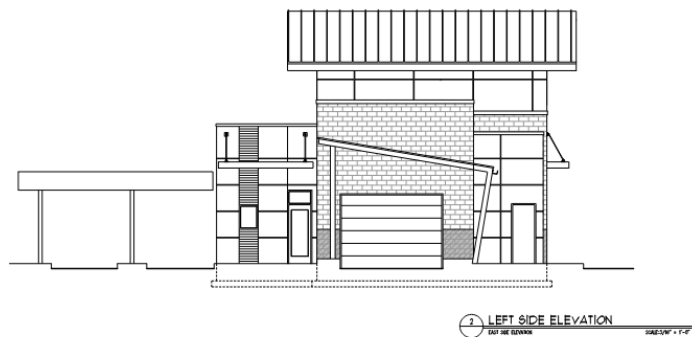
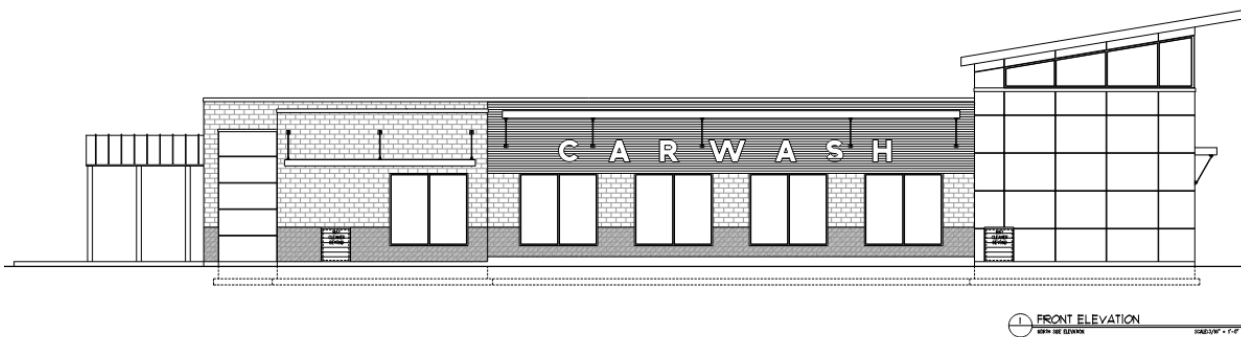
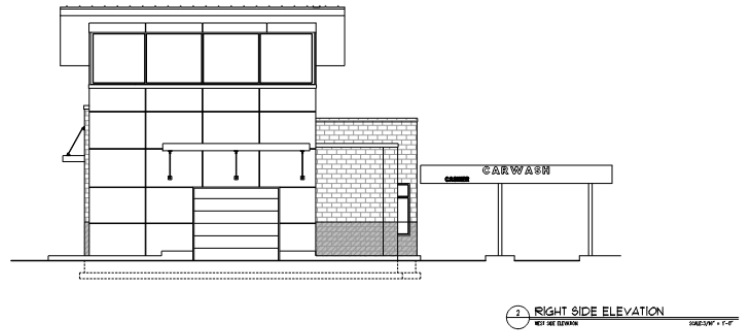
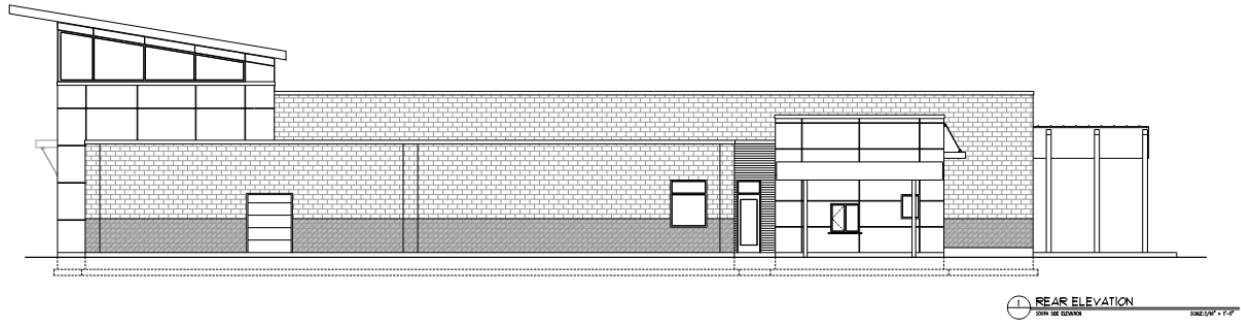
1. CC&Rs
2. Sewer and water utilities
3. Secondary water inclusion
4. Updated UDOT approved access
5. Updated commercial pad size

This site plan review is conditional on meeting the subdivision final approval and recordation.

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



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



FACTORS FOR CONSIDERATION

STAFF COMMENTS

1. The use contributes to the general well-being of the community.

The car wash use is supported by the General Plan goals and objectives. The city must continue to expand and diversify sources of revenue and actively participate in the growth of businesses in many industries, including retail, office space, and manufacturing. There is only one other car wash in the city, Quick Quack, closer to the west boundary on 2700 N. This one would be near the east boundary along 2700 N.

2. The use is not detrimental to health, safety, and general welfare of the public and land.

The proposed use has minimal negative impacts to the community. The potential noise and visual impacts associated with the use will be mitigated by having all equipment used and stored within the building. A large percentage of the water used is recycled and repurposed.

3. The use and site plan are compatible with the surrounding and/or planned uses of the community.

The proposed use will be compatible with the surrounding commercial type uses. The site plan will need to be modified to reflect the UDOT approved access (see attached letter from UDOT) and match the recorded subdivision plat. Once the plat is recorded, this proposed use and site plan will fit in with the future development plan of this area. The access will need to be installed with or prior to this development.

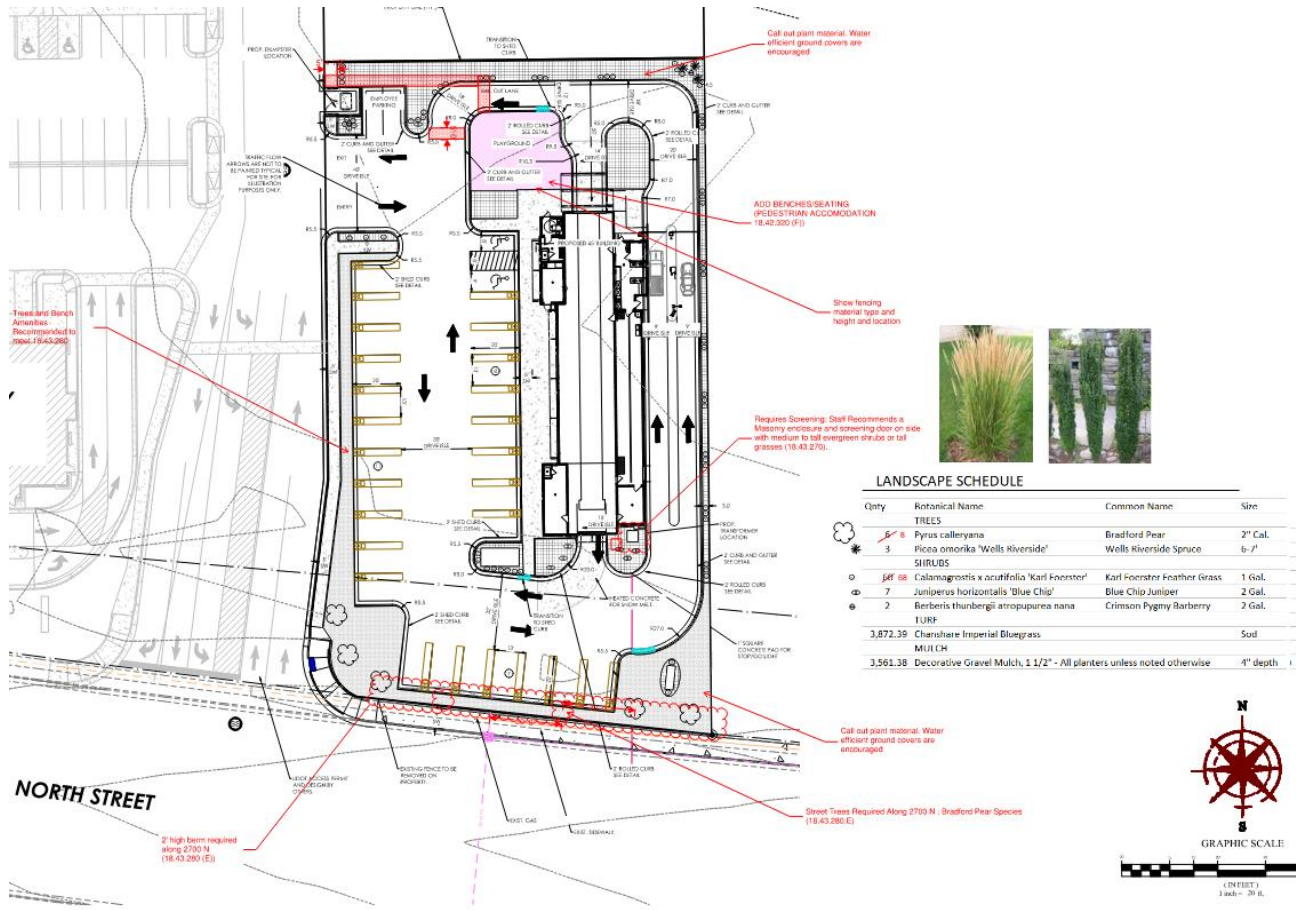
4. The use will comply with the regulations and conditions of the city code.

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

- a. Landscaping

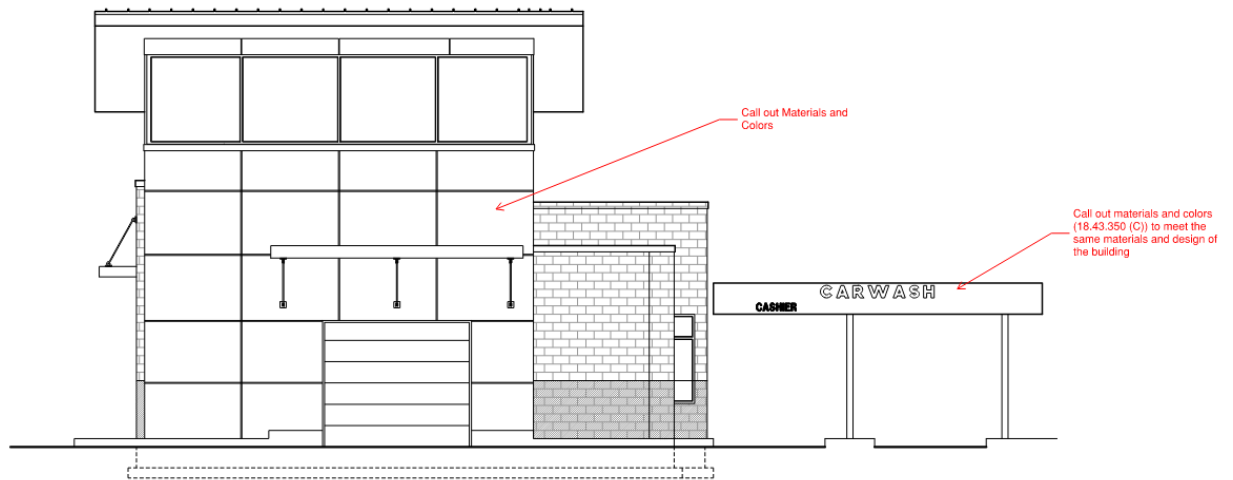
The landscaping plan will need to be updated to include material details, accommodate pedestrian seating (18.42.320(F)), and additional street trees along 2700 N. The code calls out Bradford Pear trees along 2700 N. The plans will need to meet this requirement. The landscaping along the sidewalk facing the internal

accessway should include trees and benches as stated in the code (18.43.260). The code calls for a minimum two-foot (2') berm in the landscaped setback between 2700 N and the site (18.43.280 E)). Additionally, the transformer will need to be relocated to the rear or screened from the street (18.43.270). Staff recommends a masonry enclosure to match the building, and/or medium to tall evergreen shrubs or tall grasses. Please reference the following redlined landscape plan including correction comments by Planning.



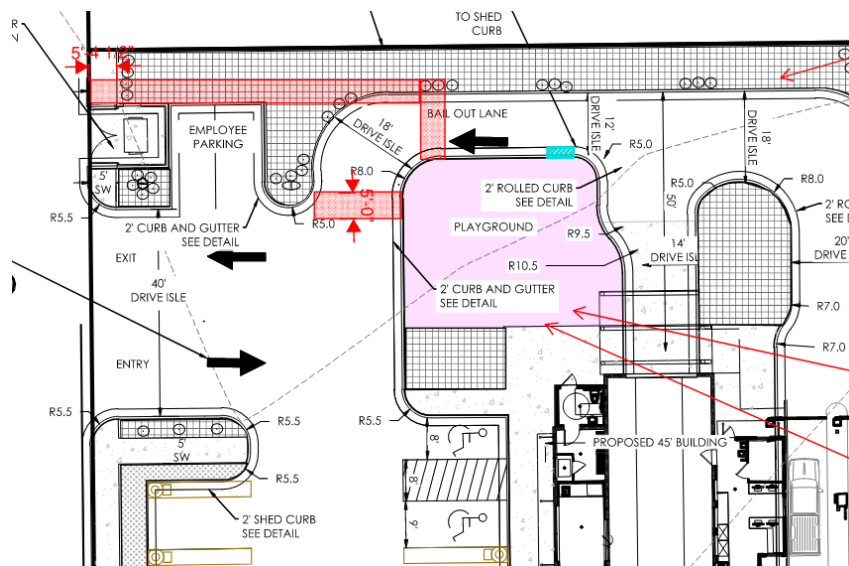
b. Drive-through Window

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



c. Walkway Connections

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



d. Dumpster Enclosure

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

STAFF RECOMMENDATION

Staff recommends **approval** of the conditional use and site plan at 500 W 2700 N for a car wash, subject to meeting the following:

1. Show UDOT approved access on site plan and be installed before or with the site.
2. Show utilities and meet all department staff review comments.
3. Pending Bailey's 2700 N final subdivision plat approval and recordation.
4. Update landscape and site plan to meet redlines shown above.
5. Submit design details for the drive through covering and dumpster enclosure.
6. Update elevations to show all building materials and colors.

Public Comment

There have been no comments currently.

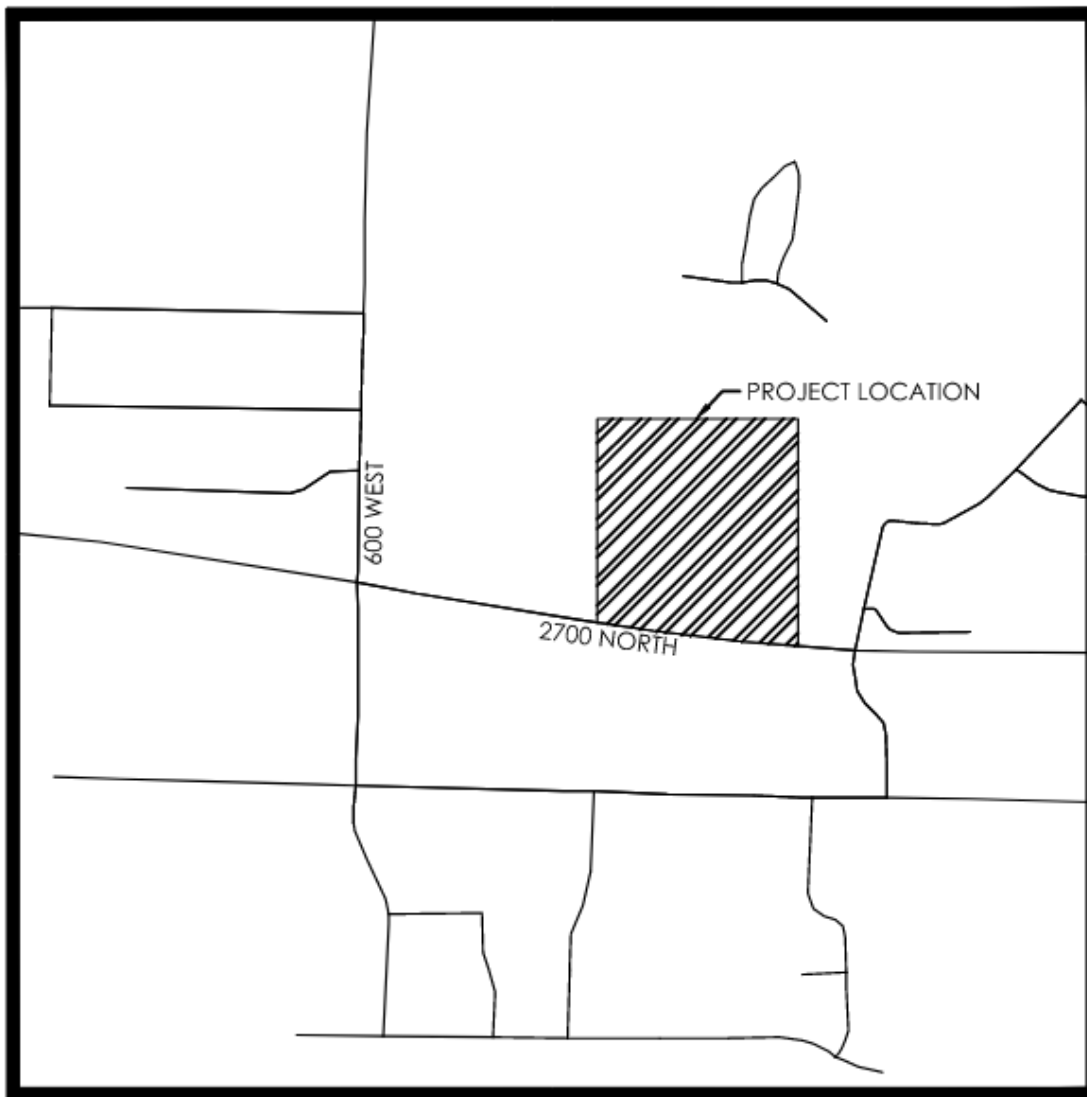
STAFF CONTACT

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

ATTACHMENTS

- 1) Vicinity Map
- 2) Application
- 3) Redlined Site and Building Plans
- 4) UDOT Letter
- 5) Bailey's 2700 N Preliminary Subdivision Plat

ATTACHMENT 1) Vicinity Map



VICINITY MAP

NTS

ATTACHMENT 2) Application

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



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

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

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

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

APPLICANT/AGENT:

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

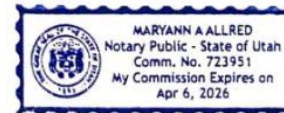
SURVEYOR OR ENGINEER:

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

The information on this form is true and accurate to the best of my knowledge. I understand my responsibility to pay Pleasant View City for all professional and other fees associated with this application.

Maryann A. Allred
Signature of Applicant/Agent

Maryann A. Allred
Notary



For City Use

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

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

Form Date: February 2020

Total Paid _____

Shiny Shell Car Wash Development Statement

Address – 500 W 2700 N Pleasant View, UT 84414

Current Owner – Dave Laloli

Existing Structures – None

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

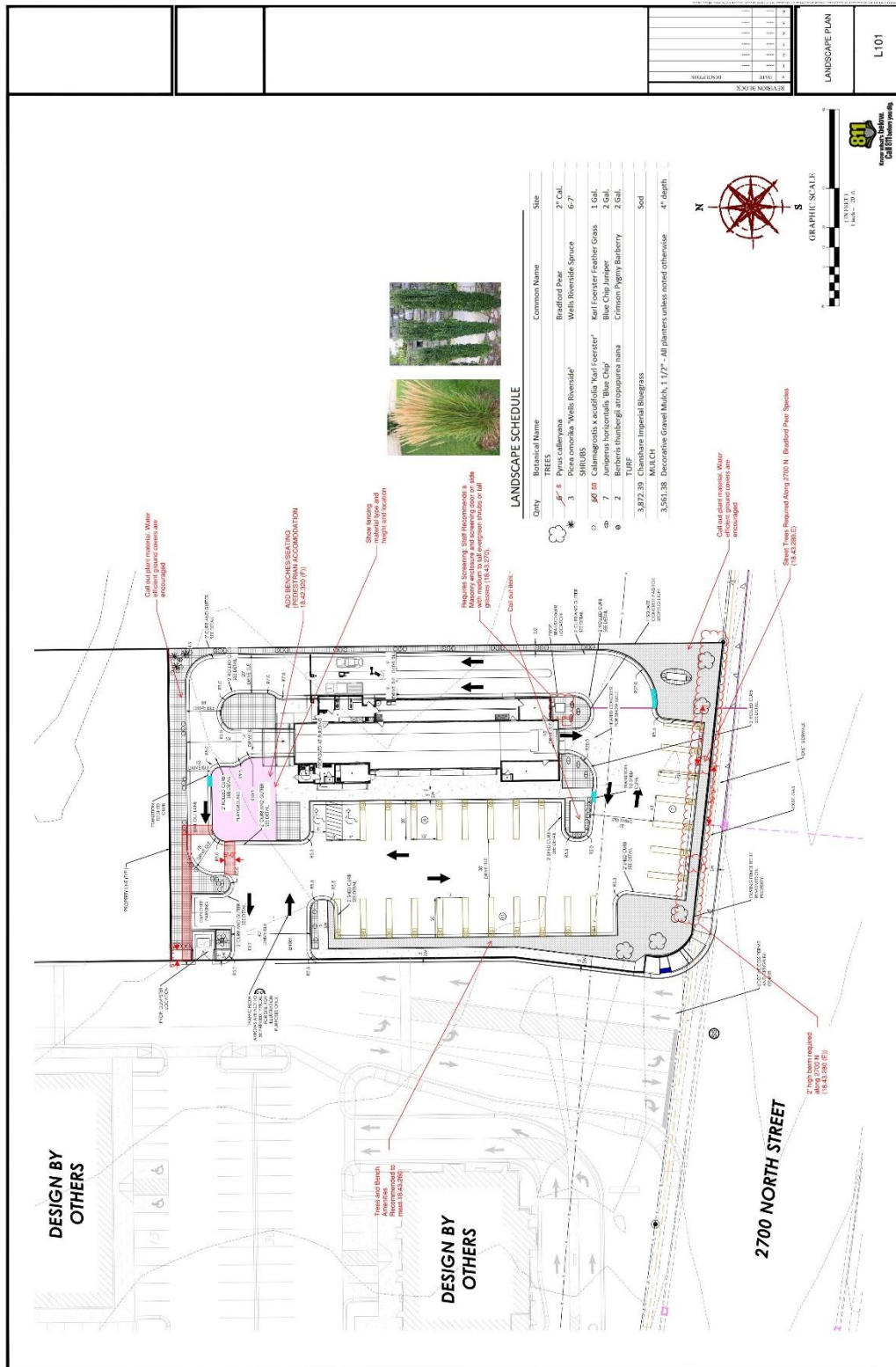
Proposed Building Materials – Major building materials include:

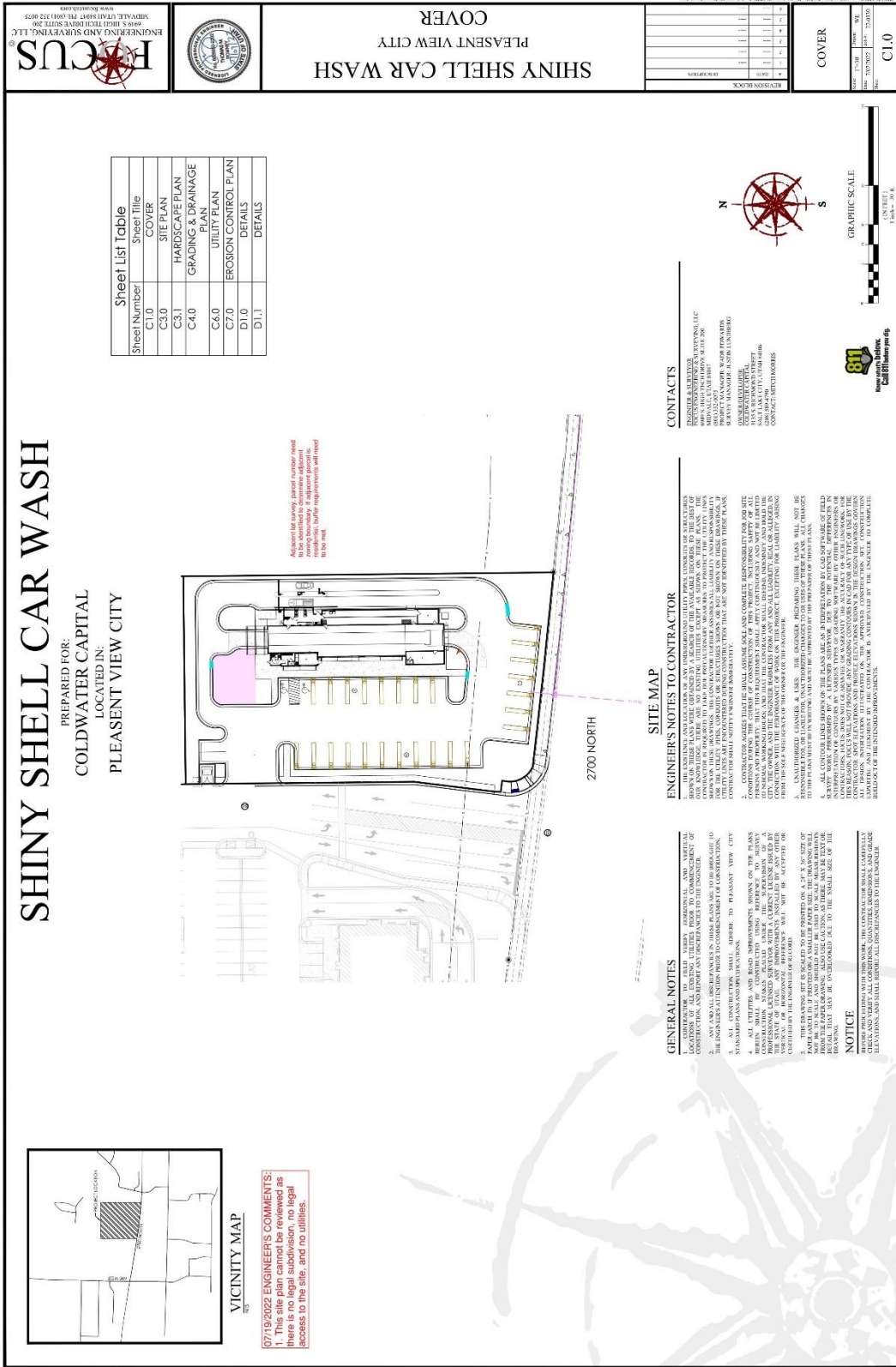
- Gray and charcoal split face CMU block
- Blue ACM Panel
- Gray standing seam metal roof above tower element
- Black parapet cap
- Minor wood and steel framing

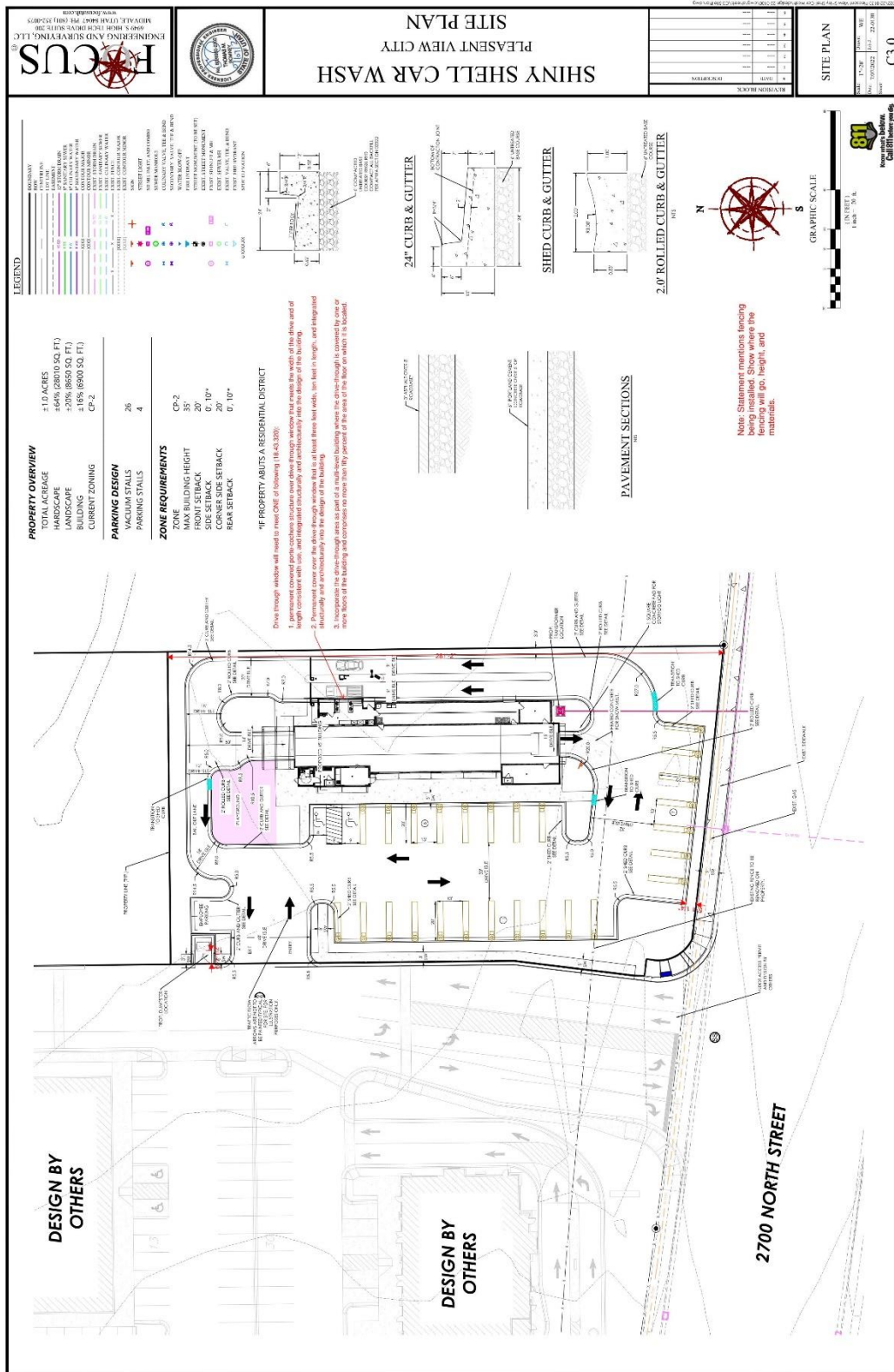
Proposed Amenities –

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

ATTACHMENT 3) Redlined Site and Building Plans







ATTACHMENT 4) UDOT Letter



State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

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

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

July 28, 2022

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

Dear Amy:

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

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

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

Sincerely,

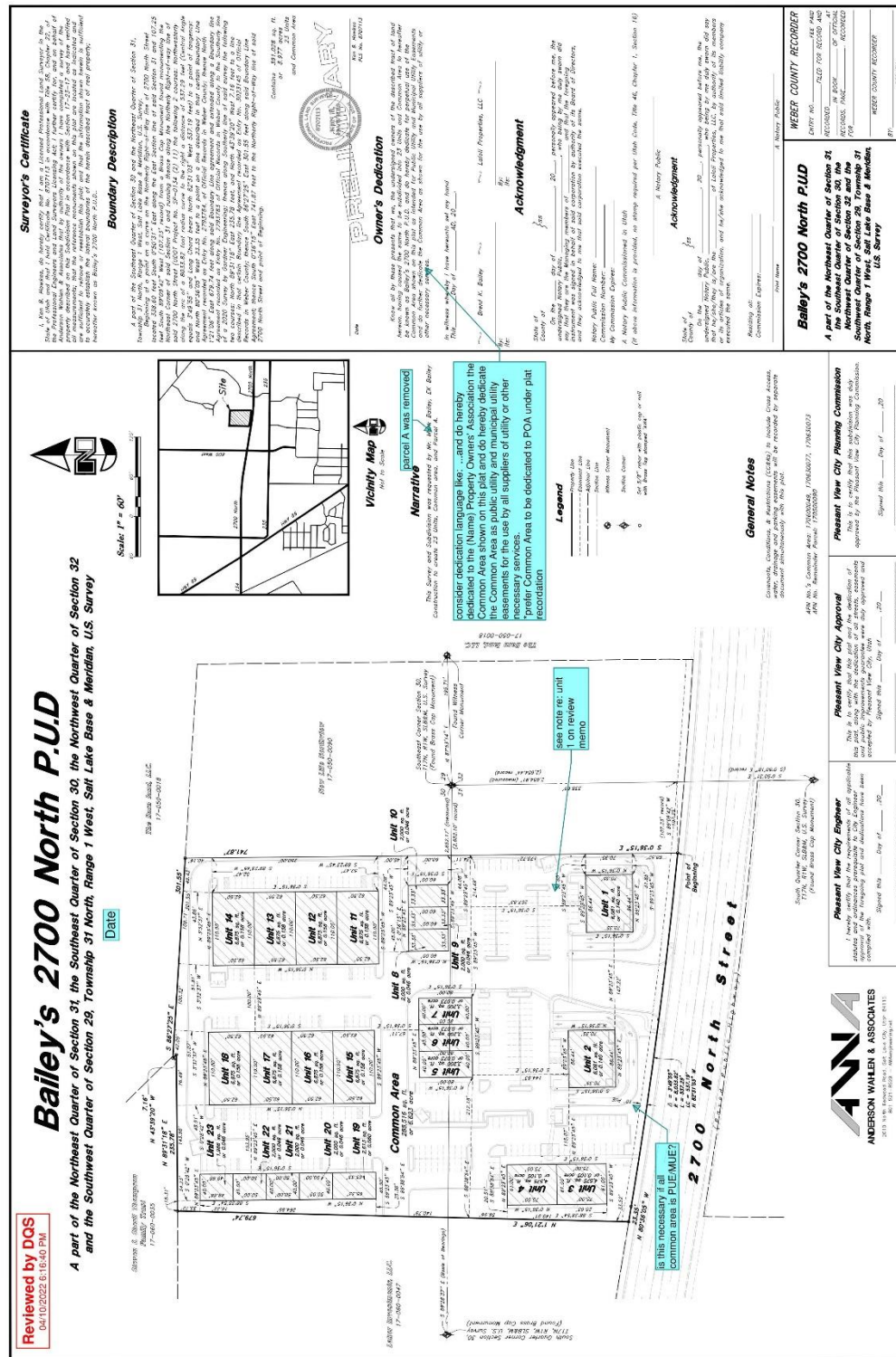
A handwritten signature in blue ink that reads "David F. Alger".

David Alger
Permit Engineer

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

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

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**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD
March 3, 2022**

MEMBERS PRESENT

Andy Nef
Dan Crandell
David Park
Dean Stokes
James Cummings *aka Jim*
Jeff Bolingbroke
Julie Farr via Zoom
Manya Stolrow
Sara Urry, City Council
Amy Mabey, City Administrator
Dana Shuler, Jones & Associates

VISITORS

Scott Folsom
Ryan Lowe
Scott York
Melissa Bell
David Bell
Brandon Stephenson

Commission Chair, Andy Nef, called meeting to order at 6:00pm

OPENING PRAYER: Dean Stokes

PLEDGE OF ALLEGIANCE: Dean Stokes

DECLARATION OF CONFLICT OF INTEREST: There were no conflicts of interest designations.

CONSENT AGENDA: Dean moved to approve the agenda. Motion was seconded by Bolingbroke. Voting was unanimous in favor. The minutes from February 17, 2022 will be reviewed at the end of the meeting under commission business.

SCHEDULED ITEMS:

ADMINISTRATIVE

1. Discussion/Decision: Consideration of a Site Plan for a new commercial development, Pleasant View Warehouse, located at approximately 3155 North Highway 89.

Amy said this is for a warehouse/office on highway 89. Amy presented the staff report and due to unanticipated delays in critical components for the agenda item, staff recommends this item be tabled until April 7, 2022.

Motion was made by Jeff to table item #1 until the April 7, 2022 meeting. Motion was seconded by Dan. Voting was unanimous in favor.

2. Discussion/Decision: Consideration of a Site Plan for a new commercial development, SunPro, located at approximately 995 West 2700 North.

Amy presented the staff report for the site plan approval and thanked the Commission for their patience while we don't have a planner on staff. The zoning is compliant with the current code in a C-

2 zone. Amy showed the process that takes place with site plan approvals before the item is presented to the Planning Commission.

Amy showed the site plan characteristics which include two buildings. One building for office/retail space and another for millwork. Other areas highlighted in Amy's presentation were the parking facilities, private driveway extending to 2550 North, fencing and concrete masonry, roadway conversion on 1000 West and curb, gutter and sidewalk along the roadway, excluding along 2700 North, as that is currently in place.

Amy stated that notices were sent out but the city had not received any public comment at this time. A rendering of the site was presented, along with fencing examples. The site plan was shown for visual explanation of the project.

Dana Shuler said that they worked with the developer to convert 1000 West to a two-way road. The city will contribute money to the project and the cost will be shared with the developer. A map was showed to illustrate the flow of traffic along 2550 North and 1000 West, along with highway 89. A short discussion took place regarding the flow of traffic for the business, as well as through traffic on 3 sides of the project, including semi-truck traffic. Ryan Lowe with Sunpro spoke with the Commission and clarified the traffic information. Retail will be fairly small, it will mostly be contractors via a pick-up. Ryan described how Sunpro is planning on traffic flow and what their intentions are regarding the traffic for both retail and semi-truck traffic. A discussion took place regarding UDOT, highway 89, 2700 North, Washington Blvd, etc. and the options available for traffic. 12-15 box trucks per day and about 6 big semi-trucks per day are anticipated to come through Sunpro.

Amy said Sunpro is planning on using xeriscaping throughout the project. Amy showed the recommended conditions for approval which are:

- City Council approvals including an ordinance amendment regarding distance from UDOT roadways and escrow and storm water agreements.
- Finalizing the storm sewer connection and storm water construction activity permits.
- Secondary water will-serve letter.
- Right-of-way dedication and easements.
- Final site plan approval from the Development Review Committee.
- Conditional use permit as a formality to clarify the process due to an inconclusive ordinance at time of application.

Jim moved to open a public hearing. Motion was seconded by David. Voting was unanimous in favor.

That intersection has always been an issue and we've requested a traffic light there. We have dozens of trucks a day that make left hand turns onto that road. Andy asked Amy to pull up a map of the area so they can see what was being referred to. He said sometimes during the day you can get out but other times "good luck".

Resident @ 1075 W 3250 N asked for clarification on the trucks regarding the emergency center. The

roads are not wide enough. The road going north will not be wide enough for a semi to turn. Andy said that any trucks turning that way will have to wait until there are no cars coming the other direction.

Someone followed a truck through those roads for one of his deliveries to see what happened. The truck was able to take the corner even with another car coming the other way. I have video I can show you, it is a turn able corner and I'm happy to show you what I recorded and that was at about 3:00 pm when there was traffic.

With no further comments, Dean moved to close the public hearing. Motion was seconded by Dean. Voting was unanimous in favor.

The commission agreed that Sunpro has done their homework and has looked into how this would work for both their company and the city. The commission expressed their excitement over the business coming to Pleasant View.

Julie asked about the truck delivery hours and how that may affect the residential area along 2550 north if they change those hours in the future from the current 7:00 am to 5:00 pm time frame? Andy said he doesn't think it will be a problem because it's on the corner and there isn't a massive amount of housing there. It meets the ordinance and I work down the street from another one of their facilities and they are great neighbors. They are very busy and I wanted to make sure the traffic flow won't cause us any issues and I feel they've done their homework and the traffic flow is mitigated into their system.

Manya asked what the secondary water would be used for if the applicant is going to have xeriscaping. Amy said it's a product and requirement of our ordinance.

David moved to recommend approval with the listed conditions based on the staff report and discussion. Motion was seconded by Julie. Voting was unanimous in favor.

LEGISLATIVE:

PUBLIC HEARINGS:

3. Discussion/Decision: Amend the Pleasant View Municipal Subdivision Codes § 17.02.080, § 17.06.020, and § 17.10.030 - to amend noticing requirements for Preliminary Subdivision Applications and Minor Subdivision Applications.

Amy presented both item #3 and item #4 together. We have to obviously meet state code, but some of the things that we do for noticing are kind of a courtesy thing such as connecting with property owners in a certain radius of the project. The current ordinances vary and some are 300' and others are 500'. We're recommending the larger radius of the two for consistency reasons. With the mailings we would follow similar protocols and keep things consistent. Additionally, all of our items and agendas are posted on the city and state website. Red lines were presented to the Commission before the meeting tonight. Jeff said he has a friend that has to provide a list to another city, but Pleasant View requires something different. Amy said a discussion has occurred regarding that process and we verify the names but it's easier to build in the postage and staff time. Jeff said he doesn't have a preference, he was just curious why the process was different. Jeff said it was nice that Jill provided him a list. Jeff asked about the state website and the city website. Amy explained

that they are in both locations and you can sign up for notifications on the state's website so you receive an email every time a new item is posted.

Manya asked about the envelopes and stamping and it's currently up to the developer. Amy said the developer brings in the labels, envelopes and postage to the city and then they're sent out. Manya said if we have a new fee, the city would just do that for the developers. Amy said it's something that we can look into. Manya said that would be one less thing for me as a developer to worry about and have to do. She would rather pay someone to do that part for her. Dean said that should fall under the city because it's up to us to ensure the correct property owners are being notified. Dean said we should come up with a flat rate per address that we would charge, it should be simple and should be our responsibility.

Dean moved to open the public hearing. Motion was seconded by Jeff. Voting was unanimous in favor.

David moved to close the public hearing. Motion was seconded by Jeff. Voting was unanimous in favor.

Jeff moved to recommend amending the Pleasant View Municipal Subdivision Codes § 17.02.080, § 17.06.020, and § 17.10.030 - to amend noticing requirements for Preliminary Subdivision Applications and Minor Subdivision Applications to the city council. Motion was seconded by David . Voting was unanimous in favor.

4. Discussion/Decision: Amend the Pleasant View Municipal Zoning Code § 18.02.050 to amend noticing requirements for Land Use Ordinance and Zoning Map amendments.

Dean moved to open the public hearing. Motion was seconded by Manya. Voting was unanimous in favor.

Dean moved to close the public hearing. Motion was seconded by Dan. Voting was unanimous in favor.

Dean recommended approval to city council to amend the Pleasant View Municipal Zoning Code § 18.02.050 to amend noticing requirements for Land Use Ordinance and Zoning Map amendments. Motion was seconded by Jeff. Voting was unanimous in favor.

OTHER BUSINESS

5. Commission Communications

Andy reminded the Commission that when Amy sends an email, please let Amy know if you won't be able to make it to the meeting. Andy asked the Commission to reply to just Amy, not to the entire Commission. When you say reply all you technically created a meeting, since it's with the entire Commission.

6. Staff Communications/Training

Due to audio issues with the last Planning Commission meeting audio recording the Commission went over the missing information on the draft minutes from February 17, 2022. The amended/updated minutes will be presented at the next meeting for approval.

Amy mentioned the APA conference. The next meeting will be April 7, 2022. Amber Corbridge will be our new Planner. She is starting work in Pleasant View on March 14, 2022 and has been a Planner in Ogden for the last 4 years.

Sara Urry informed the Commission that we don't have a host for the Car Show this year for Founder's Day. Sara explained that the host sets everything up, gets participants, etc.

Adjourned at: 7:38pm

**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD**

April 7, 2022

MEMBERS PRESENT

Andy Nef
Dan Crandell
David Park
Dean Stokes
James Cummings *aka Jim*
Jeff Bolingbroke
Julie Farr
Manya Stolrow
Sara Urry, City Council
Amy Mabey, City Administrator
Amber Corbridge, Planning & Zoning Administrator

VISITORS

Commission Chair, Andy Nef, called meeting to order at 6:00pm

OPENING PRAYER: Jeff Bolingbroke

PLEDGE OF ALLEGIANCE: Jeff Bolingbroke

DECLARATION OF CONFLICT OF INTEREST: There were no conflicts of interest designations.

CONSENT AGENDA: Jeff moved to approve the agenda. Motion was seconded by [REDACTED] Voting was unanimous in favor. Amy stated that the minutes from March 3, 2022 will be presented for the next Planning Commission meeting. There was an issue from the audio and we've had a backlog so we'll present those at the next meeting.

Andy asked if there is a sign in sheet and asked all in attendance to please sign the attendance sheet for our records before they leave at the end of the meeting.

Amy introduced Amber Corbridge as the new Planner. Amber told the commission a little about herself and said she's excited to be in Pleasant View. Andy welcomed Amber.

SCHEDULED ITEMS:

ADMINISTRATIVE

1. Common Consent:
 - a. Site Plan review for a new restaurant, Beto's Mexican Restaurant, at 1120 W 2700 N
 - b. Site Plan review for a new warehouse building at approximately 3155 N HWY 89
 - c. Consideration of the Conditional Use for a new commercial hardware development, SunPro, located at 955 W 2700 N

Andy asked how the common consent items are going to be approved, whether they need recommendation or approval from the Commission. Amber said that the common consent items are just items that already meet the code and the Commission will make a motion on them all together at once. Amber said they are not something that needs to be discussed

unless you feel that one of them needs to be discussed. All three need a decision by the commission based on the staff report. Andy asked how this new process will work. Amber said that there generally isn't a discussion, unless the Commission feels there needs to be one because they meet our codes. Amy said if it's helpful we can do a brief overview of the items. Amber said we could do that in general, but usually we won't do that.

Since it's new to us, Andy said he'd like to see what the Commissioners think. We've had a few different styles given to us over the last couple of months. Andy said he has questions, so let's start with 1a. Julie said she has a couple of questions. Julie asked about the red lined items, one is the dumpster enclosure and the other is the pedestrian walkways, because neither is listed in the original site plan. Amber said to meet the code, we recommended they provide those pedestrian walkways. The red lines were my recommendation on how they provide those. Julie said they can come back and do it in a way that is preferable to them. Julie asked how the Commission goes about passing those changes, would these items then come back to the Commission. Amber said the only reason they come to the Commission is because our code requires it and they're looking at changing the code so that the Commission wouldn't look at items that are permitted because you can't place any conditions on those. Amy said that Amber found some things in the code that need to be updated because there's really no value in them. Because our code says it comes before Planning Commission for approval, but it is permitted, the Commission can't place conditions on these items. Amy said the Commission can ask questions and make requests to the developer. Julie asked when the applicant could move forward and Amber said that all staff report items would need to be corrected before they could move forward. When you make a motion, you say approved with staff recommendations.

Jeff asked about the walkway that goes through the drive-thru and what safety precautions exist. Amber said that she was thinking of a crosswalk. Andy asked Sara for her comments and feedback as the City Council Advisor, even though this is not a Public Hearing. Sara spoke from the back of the room and the audio isn't clear enough to hear what's being said. The transcript off Youtube didn't pick anything up either. Amber said it's always an option to remove an item from the consent agenda to discuss it and we can certainly do that. Andy said this isn't something the Commission was prepared for and that's why there are questions.

Andy asked on the conditions, #6, minimum 2 foot high berm, is that part of the code? Amber said yes, the minimum 2' berm is required along 2700 north and Highway 89. It may have been overlooked in the past. Andy asked if we can add something regarding a sign or is it part of the grand sign on that property, the marquee. Will they have a separate sign, it needs to be known that we have a sign ordinance in place. Amber said we can say they need to meet the sign ordinance. Andy asked if the DRC would please discuss what the plans are for the signs. Andy asked the applicant to come forward. Jorge Aleman spoke from the audience and said there will be monument sign. Audio picked something up from audience, but who said something and what was said was not audible. Andy asked where the sign would be in relation to the berm. Andy said that maybe that's a condition we can place on the staff report. Meet code on signage, and review with the DRC. Audible talking took place from the audience, with nothing discernable for the public record.

Julie said that the site map cuts off the entire right side, which makes it hard for the Commission to look at the plans. In the future can we make sure the entire thing shows for the Commission. Usually we see parking, etc.

1b. Amy pulled up the location and a general overview was given to the Commission. Andy said this is one that we had a big packet that most of the Commission has already probably seen this. Amber said this is for the site plan only, not the subdivision. They will have to come back when they apply for the subdivision. This is in the manufacturing zone and it's a permitted use. The commission will review the subdivision with dividing into two lots in May when they come back. This item also needs to be subject to staff comments. The subdivision will be due to the detention pond. You'll review that next month and I think it's to give it over to the city on the detention.

_____ conditions may change at the time of the meeting, what is that all about? Amy said the signage, for instance, which is in the code we can make those happen, but we can't add conditions because this is not a conditional use. This will be updated in the code because it's confusing.

Andy asked about how it works with the relationship with the other areas and streets. Andy asked for a quick overview of what the traffic will look like with this application. This morning it was a nightmare with dump trucks almost hitting each other in that area. I know there will be semi's going in and out of there. Amy said the majority of the traffic will go in and out of the west side of the parcel. Where off of 2700 north are they connecting? Andy asked someone in the audience for clarification, but the person did not approach the microphone and audio wasn't picked up, nor was the transcript in youtube. Andy said that it will match up with 1100 West is what Brent Bailey said. 1100 is not the one that's master-planned for a light. Andy said that cleans it up a lot then. Andy said he knows this may not be site plan, but is there still a sewer line that's still open along the back. It hasn't been covered up yet. In years past, that was one of the discussions. Andy said that no site work was to take place until approval has been given. Andy asked if there's any site work taking place yet, it's not supposed to begin until after all approvals have been given.

Andy would like to call out to staff that there is a lot of work going on at that location and staff should look into it because our ordinances specify that no work should be taking place until all approvals have been granted.

Amy said this is continued from the February meeting. Amy said that the engineer's letter is from February 8th. Andy said on page 22 it says in the city comments that no work may commence on the site until approval, so we're just going off of that, the Planner comment. Andy said he tries to drive by every site before we come to this meeting and I make sure that I'm driving at it using this as my gauge on what staff has noted. Andy said there is a lot of work going on at that site, it's not just gravel being moved around and we have in our paperwork from the Planner that no work shall commence, so that's what I'm going off of. We're just trying to balance what we've been given.

1c. Sunpro, will you please clarify why this is coming back to us. Amy said this is the conditional use permit. We noted that with our ordinances when Sunpro put in their initial application, we said yes, this was an allowable use. Typically when they put in application we say it goes with whatever the code said at that time. This is just for clarification purposes and to treat everyone fairly we brought it back as a clean up item. Right now our current code requires a conditional use approval. Andy said they've already approved the site plan. Andy said we went through this one in depth last time. There was no further comment on the item.\

Julie said she'd like to separate the items out for approval, not just for tonight, but in the future as well. Andy said that he would like to talk about the agenda and consent items at the end of the meeting under commission business. Jeff asked on 1a, we wanted to add the signage language in. If we make a motion for all together we could say 1a is subject to...and 1b is subject to... Amber said you would pull the item from the consent agenda and then make a motion on each one you pulled separately. Amber said if you're going to discuss it, you pull it and then you vote individually. Andy said this is all new, we're all new and unfamiliar with this process.

Julie made a motion to separate the items out. Motion was seconded by Jeff. Amber said you start making motions for the items.

Jeff made a motion that we approve item 1a on the common consent items based on staff recommendations, with the addition of the verbiage regarding the sign ordinance. Because it complies with the city code. Motion was seconded by Dan. Julie asked if we need to mention the red lined items such as the pedestrian walkway. Andy said it's been noted in the staff comments, so we're ok. Voting was unanimous in favor.

moved to approve common consent item 1b subject to staff recommendation. Motion was seconded by Jeff? Voting was unanimous in favor.

Jeff moved to approve item 1c for Sunpro based on staff recommendations. Motion was seconded by Julie. Voting was unanimous in favor.

Andy thanked everyone for their patience while the Commission learned this new process.

2. Discussion/Decision: Preliminary Minor Subdivision Approval for Orchard Springs 3-Lot Subdivision, located at approximately 975 W 3215 N

Amber said this is a review of a preliminary minor subdivision which will divide two lots into three. The lots will meet the required minimum requirements and this is in the RE-15 zone. All requirements, for the most part have been met, there are a few comments from the engineer that will need to be addressed. Andy asked if the surrounding lots are also RE-15. Amber said yes, the area does meet the code. There is one existing home and there will be two additional homes built. Andy asked if the current setbacks are ok? The surrounding area is a different residential zone, RE-20. Andy asked if it meets our future land use map? Amber said that is correct and the packet specifies the date this lot was rezoned.

There were no questions for staff or the applicant. Julie moved to approve the preliminary subdivision based on staff comments and corrections being satisfied. Motion was seconded by [REDACTED]. Voting was unanimous in favor.

3. Discussion/Decision: Preliminary Subdivision Approval of Monte Vista Estates, located at approximately 1650 W 3125

Amber said it's a proposed 11 lot subdivision in the R-15 zone, all lots meet the minimum requirements. The subdivision is still in review and will be required to meet all the staff review comments. Andy asked if they ever decided how the utilities were going to tie in? Andy invited the applicant to come forward to the microphone. Applicant, Bryce" said... Andy said there some talk on whether they would tie into the subdivision to the west or tie into the one up above potentially. The applicant said it will come back to the DRC sometime soon. They never submitted anything. Applicant used a laser to point out where the utilities will tie in. Andy said for now they're tying into Nilson Homes.

Andy asked what has been decided regarding Budge Lane. The only one who has approached us is Mike Dickmore, so we'll leave this area (pointed at the map) open for Mike. The road will remain to have the access it does now. It will be part of lot 11. Andy asked Amy about the access that isn't a road because it's part of a lot. The people below want access to get up into their lot, but is it part of one of these lots. Applicant said he doesn't think they legally have to give them anything but they've been working with Mike Dickmore and Dana said she has done a shared driveway on another lot and we could do a similar thing. Amy clarified that we can't create a flag lot. Andy asked if Mike Budge gets shut off and he can only access the property at the top because Budge Lane was supposed to be through from the bottom to the top. Applicant said that he heard from Jill before she left that the plan had changed. Andy explained what's in the master plan and the upper subdivision has now been changed because of this proposal.

Before Jill left she said that the layout had changed. Amy said that hasn't come to the Commission. Andy said he's not saying no, he's just asking questions because this is not what the Commission has always discussed. Andy said there are 3 houses that come out there and they share that exit point, the hope was that they would tie in and have another way out. Applicant said there are four owners at this point and they seem to be ok with it. Andy said he appreciates the applicants willingness to work with the other property owners. Julie asked if anybody has made comment about this subdivision. Amy said that notices were sent out and the city didn't receive anything. Andy asked the applicant to not do any site prep work until all approvals have been given.

[REDACTED] moved to recommend approval to the city council based on the discussion and staff comments. Motion was seconded by [REDACTED]. Voting was unanimous in favor.

4. Discussion/Decision: Preliminary Subdivision Approval of Deer Crest VI A & B, located at approximately 4275 N 1400 W (Recommended Action: Table to 4/21/22 meeting)

Andy said that we're not ready for this item so staff will explain what's happening. Amber said that the proposal is for an RE-15 zone with 35 lots. They now want to split this into VI a and VI b and staff is recommending tabling this item as the plat does not meet the minimum code requirements.

Andy asked if this phase has it's own detention or if it all still goes down into a previous phase. Andy said they have a big one at the bottom and this area is getting bigger and bigger. Andy asked that Dana look into the detention for this entire subdivision. Amber suggested that Dana come to Commission meetings to provide the technical information the Commission requests. Amy said we're recommending to have them come back in two weeks time with corrections.

Jeff moved to table item #4. Motion was seconded by Many. Voting was unanimous in favor.

5. Discussion/Decision: Consideration of an Annexation Plan Amendment

Amy invited the Commission members to reach out any time they have questions. Amy said they will be working to get packets out sooner so the Commission can review things well in advance of the meeting.

Amy stated that in order to request annexation into a city, state law requires that you are part that city's annexation plan. This applicant is in unincorporated Weber County and could ask for annexation into either Pleasant View or North Ogden. The reason for this request is that there are some major challenges with utilities for the both the developer and Pleasant View City, which would be easier and less costly for the applicant to ask to be annexed into North Ogden. This group would like to put homes in and the utilities in North Ogden would be much easier for them to tie into. Amy showed our annexation plan. Annexations must be initiated by the property owner by state law. We've noticed this for consideration for us to modify our annexation plan so the property owner could then begin the process with North Ogden. This would be a recommendation to City Council. Amy explained the annexation map and what it means throughout the city.

This will be a public hearing at the City Council level but it had other noticing requirements for tonight's meeting. A discussion took place regarding annexation in general and how the process works and the challenges that it would present to different properties in the city. Staff is comfortable with this, but it is your recommendation.

Julie moved to recommend to the City Council to modify the city's annexation plan to eliminate this property. Motion was seconded by [REDACTED]. Voting was unanimous in favor.

6. Discussion/Decision: Consideration of releasing an easement on Goose Landing Lot 1 at approximately 955 W 3000 N

[REDACTED] asked how we assign an address, because he couldn't identify it when he was looking for it. Amy showed the area on the map and said the applicant would like to do some work on the property and the owner can petition the city to ask for the release of an easement. They also have to get letters from the all the utilities saying that they don't have a need for the easement. The applicant would like to install a garage in that area. We also have a recommendation of approval from Tyson and Dana. Andy asked if we have a checklist that shows who they need to have approvals from to get all the utilities to sign off on releasing an easement.

Derek Garner clarified what the Century Link letter was stating as it had some conditions. Mr. Garner said it states that if there is something there that neither party is aware of and he damages it, he would be responsible to fix it.

Dave moved to approve the easement release on Goose Landing Lot 1, based on the discussion and staff report. Motion was seconded by Dan. Voting was unanimous in favor.

LEGISLATIVE

Public Hearings

7. Discussion/Decision: Consider amending the Pleasant View Municipal Code Chapter 18.27- Commercial Zones (C-1 & C-2) Ordinance by removing 'Assisted Living Facility' and 'Nursing Home/Elderly Housing' from the list of uses allowed in that zone.

Andy said we've discussed this before. Amy said that the Commission may recall that these types of facilities were allowed in several zones and the City Council kicked it back to the Commission to look more holistically at what zones should allow these uses. Amy saw that they are also allowed in A-5, although the language is different. Amy said that right now it's in CP-1 and CP-2 and the prime commercial corridor is there. Amy showed the zones on the map. We have quite a bit of both of these zones right now.

Sara said that we've done a lot of work making 2700 north our commercial corridor and we want to make sure we have that space available for those uses. This would not prevent someone from applying for a rezone if they wanted to. Amy said the Council has said there is really a need, but what zone and what area in the city is the best place for this use. Sara said that she feels strongly that with the motion in whichever zone this is allowed it should also include a size limit, setbacks, etc.

A discussion took place regarding the differences between assisted living, nursing homes, etc. and where in the city the appropriate areas would be but at the same time protecting those areas where we're hoping for some sales tax revenue in the future. Amy said the Council would like the Commission to readdress this with the need to protect our commercial corridor. Andy asked if the public hearing and then close it or keep it open at the end? Amy said there is a lot of flexibility and more to come in the future, so no final determination is needed tonight. Andy said he would like A-5 to be part of it and have a staff recommendation within a packet that we could refer to. A short discussion took place regarding what the best way to proceed would be tonight, either tabling the item or approving the staff recommendation tonight but not sending it to the Council until we've reviewed it further. Amy said she wanted to clarify that just because this discussion is beginning doesn't mean that someone can't come forward with a request in the future.

Julie said she has a big concern about the A-5 zone regarding assisted living as that is a huge area. Julie moved to open a public hearing. Motion was seconded by Jeff. Voting was unanimous in favor.

 moved to table the item. Motion was seconded by Jeff. Voting was unanimous in favor.

OTHER BUSINESS

8. Open and Public Meeting Training

Amy said that she believes Laurie sent an online training link to everyone. Andy asked for the Commission to complete the training and then let Laurie know you've completed the training.

Julie said that she appreciates the goal that was mentioned to get packets to the Commission earlier than they have been given in the past. Julie said that although there are some challenges with large agendas, etc. she would love to do some research before the meetings so she's better prepared.

Amy said we are going to try really hard to stick to just one meeting per month. April will have two meetings, but then we'll really try to limit it to one meeting so that the Commission and City Council are not overwhelmed with these large packets. Amy expressed her thankfulness for the Commission and the job they do.

Sara asked for volunteers to help with Founders Day.

Adjourned at: 8:11pm

DRAFT

**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD**

June 2, 2022

MEMBERS PRESENT

Andy Nef
Chad Cotter
James Cummings *aka Jim*
Jeff Bolingbroke
Julie Farr
Manya Stolrow
Sara Urry, City Council
Amy Mabey, City Administrator
Amber Corbridge, Planning & Zoning Administrator
Dana Shuler, City Engineer

VISITORS

Bret Cummings
Danny Koop – Sure Can, Inc.
David and Cindy Erickson
Dave Marriott
Derrick Oman
Rick Lyman

Commission Chair, Andy Nef, called meeting to order at 6:00pm

OPENING PRAYER: Julie Farr

PLEDGE OF ALLEGIANCE: Julie Farr

DECLARATION OF CONFLICT OF INTEREST: There were no conflicts of interest designations.

SCHEDULED ITEMS:

ADMINISTRATIVE

1. Consider a Preliminary Subdivision Plat Approval for David Erickson Subdivision containing three (3) lots on 3.76 acres at approximately 1071 W Pleasant View Drive, in the RE-20 Zone.
2. Conditional Use Permit to allow a light manufacturing and assembly use in a new commercial building at 2647 N 1000 W
3. Site Plan Review for a new office and warehouse building at 2721 N Rulon White Blvd.

LEGISLATIVE

4. Consider recommendation for City Council to amend the Pleasant View Municipal Code definitions in Chapter 18.04 for assisted living facility, nursing home, residential facility for elderly persons, and retirement home and possible relative zoning modifications.
1. Consider a Preliminary Subdivision Plat Approval for David Erickson Subdivision containing three (3) lots on 3.76 acres at approximately 1071 W Pleasant View Drive, in the RE-20 Zone. Sunpro, will you please clarify why this is coming back to us. Amy said this is the

Ms. Corbridge stated this request to approve a preliminary subdivision requires the Commission to review the subdivision design and compatibility in relationship to the existing natural environment and surroundings. She stated the Commission is to consider how the preliminary subdivision meets the General Plan and will make a recommendation to City Council.

Ms. Corbridge stated the applicant is proposing to create a subdivision for new single-family lots, each about 1.2 acres where lot 1 will face Pleasant View Drive, and lot 2 and 3 will face 1100 W. She stated lot 1 includes an existing single-family home and shed and meets zoning requirements. She stated this subdivision is considered a standard subdivision instead of a minor subdivision due to lot 1 needing to install street improvements along Pleasant View Dr. She showed the plat on the screen and how the three lots will be subdivided.

Ms. Corbridge stated the ordinance requires subdivisions to install a six-foot-tall fence made of either solid board, chain link, or other non-climbable fence on both sides of an existing irrigation canal. She stated the plans will need to show this fencing on the south side of the subdivision between the canal and lot 3 and is a condition of approval. She stated fencing around the rest of the subdivision is not required and the Commission may require the fencing if they find the lots need to enclose items, animals, and such. She stated the lands does not appear to require fencing, as there are no animals, farmland, or other uses that require fencing.

Ms. Corbridge stated the subdivision code requires each lot in a subdivision to front a public or private dedicated street, and flag lots are not allowed. She stated all the lots in the proposed subdivision meet this requirement. She showed a land-locked parcels on map displayed on the screen. Ms. Mabey stated the Weber County Geo Gizmo lot lots are not completely accurate and there may be lots that meet at four corners.

Ms. Corbridge stated the General Plan emphasizes connections between the built environment and the continued sense of place and community. Land-locked parcels need to be considered with new development plans, where possible. She stated staff recommends installing a dedicated street with a stub on the south side of lot 3, adjacent to the canal. She stated this would allow for the adjacent land-locked parcel the ability to develop a small lot subdivision in the future. She clarified this is only a recommendation by staff to the developer, and not a requirement, as there are other ways the parcel may develop. Ms. Mabey confirmed this is not a requirement and there are other ways to develop the land-locked parcel.

Chair Neff stated we need to look ahead in the future and make sure this land locked parcel can develop and accessible. Ms. Shuler stated there are other adjacent properties where road access may develop.

Ms. Urry stated the state code supersedes the city code and the applicant is not required to put in a road, as the state code says the applicant does not have to provide access to a property, unless found to be land locked. Ms. Mabey stated an official land survey should be submitted for staff to review and be verified to show the lot lines. Chair Neff stated in the recommendation may include this as a requirement.

Ms. Corbridge stated that the applicant will also need to meet the staff requirements as a condition of approval. Chair Neff asked that if the road were installed, would the lots in the subdivision meet the minimum code requirements. Ms. Corbridge stated there is enough frontage with adjustments to meet the code requirements. Chair Neff asked if we require covering the canal. Ms. Mabey stated that is not a requirement.

Ms. Shuler explained how the existing parcels adjacent to the proposed subdivision have options to develop a road, cul-de-sac, and lots. Chair Neff pointed out the existing access road on the map displayed on the screen.

A motion was made to open the public hearing by [REDACTED] and second by [REDACTED].

Mr. Erickson stated this property is owned by himself and his wife and are wanting to subdivide into larger lots to maintain the rural integrity of the neighborhood. Mr. Erickson stated he does not want to put a road access in, and the subdivision meets minimum street frontage requirements. He stated the canal company does not want a fence to be put in as it makes it difficult for access. He stated he compromised with the canal company by proposing a fence with moveable posts for easy access to appease the canal company and meet the city code. He also stated the properties surrounding the development have had opportunities to develop over time. Mr. Erickson, the petitioner confirmed the properties which meet on the southeast corner of the proposed subdivision result in four corners.

Mr. Erickson stated it does not make sense for the city to require street improvements along Pleasant View Drive, as the rest of the block does not have street improvements, and the frontage on lot 1 slopes down, making putting in improvements difficult and costly. Chair Neff asked staff where the curb and gutter would start from the existing paved road. Ms. Shuler stated the curb and gutter would be placed about five to seven feet back from the improved edge of asphalt.

Mr. Marriott stated he thinks this should be reviewed as a minor subdivision not a standard subdivision. He stated there isn't a need to install right of way improvements. And stated there is no need to put a fence up along the canal, unless for a purpose of enclosing animals. He stated, we sometimes require fencing for subdivision for safety. He stated there is no need to for the fence and other properties that are adjacent to canals without fencing. He stated this subdivision is not being sold by a third party.

Chair Neff stated the code states a fence is required on both sides of the canal and as a Commission they are required to back the code. Mr. Marriott stated that the applicant's property does not even touch the canal.

Commissioner Farr stated there could be an easement on the existing property leading to the land locked parcel. Chair Neff stated the land locked property owners would have to acquire more land from neighboring properties to provide access. He stated that would be discussed and reviewed at another time. Commissioner Farr asked staff if the Street Master plan includes a road connection through this property. Ms. Shuler stated that this is not a part of the Master Plan, but the code states new lots are required to front street frontage.

Ms. Shuler stated new subdivisions are required to put in street improvements. Chair Neff asked if there is a way to create a deferral agreement for the street improvements along Pleasant View Drive. Ms. Mabey stated it would be cleaner to put in street improvements as the land develops. Ms. Shuler stated as the land develops, we make improvements as we go. She stated we required improvements along Pleasant View Drive, at Jacob's Mill.

Ms. Urry stated there's a drop on the side of the road. Chair Neff stated it is costly to make improvements with the slope. Ms. Mabey stated Pleasant View Drive has set a precedence for improvements. She stated there are topography issues and the Commission may not require the improvements. She also stated there is a need to verify that a plat map and survey match the petitioner's statement regarding the Weber County Parcel lot line error.

Ms. Corbridge stated the reason this subdivision is not a minor subdivision is because of the required street improvements. Chair Neff stated there are sections along Pleasant View Drive where the sidewalk stops and continues to the other side, where development has happened. He stated he does not have an issue with requiring street improvements to be installed with the proposed subdivision. He stated he is appreciative of the discussion by staff and the community regarding the land locked parcel. Chair Neff asked if the fencing would be a part of the subdivision. Ms. Corbridge showed on the plat map where the fence would go along lot 3. She explained the fence would be a part of the subdivision as the lot line abuts the canal boundary.

Commissioner Bolingbroke made a motion to recommend approval of the subdivision staff recommendation number two and include a survey which verifies the property corners. Motion was seconded by Commissioner Stolrow. Voting was unanimous in favor.

2. Consider a Conditional Use Permit to allow a light manufacturing and assembly use in a new commercial building at 2647 N 1000 W

Ms. Corbridge stated the site plan was already reviewed and now the applicant is requesting a conditional use permit for a light manufacturing and warehouse company to occupy the building. She said the conditional use will need to meet the five requirements in the report and any negative impacts will need to be mitigated. She stated the site plan will need to meet the conditions of site plan approval from the previous meeting. She stated this company works out of North Ogden and is looking to expand to Pleasant View City.

Ms. Corbridge stated the business includes employing three salaried staff and a handful of part-time staff. She stated the business will not operate using heavy machinery, but will utilize hand tools and pneumatic aids, such as an air compressor. She stated the air compressor will be used and stored indoors, where noise impacts are mitigated. She stated the shipping is handled by Fedex daily and LTL shipments will occur anywhere from 1 to 3 times per week.

Ms. Corbridge showed the floor plan of the building and where the uses will be in the building. She showed the site plan which is in review for the building. She stated the conditional use is reviewed for General Plan compliance. She stated this use is supported by the general plan and has minimal impact

to the community having minimal negative visual and noise impacts. She stated the use meets compatibility with surrounding commercial type uses. She stated the use will need to comply with the regulations and conditions of the city code. She stated the proposed use, building, and site will need to comply with the city code and meet staff review comments.

Mr. Coop stated the parts being assembled are for gas cans based out of a company in Tennessee. He stated the parts are molded and shipped to the Surecan Company to assemble on site.

Chair Neff stated the site will need to meet the water irrigation requirements for the landscaping and work with Bona Vista for secondary water. Ms. Corbridge stated this will be reviewed and resolved through the site plan review process. She clarified this is a final action by the Planning Commission.

Commissioner Farr made a motion to approve the conditional use for the building at 2647 N 1000 W with staff recommendations meeting site plan approval. Commissioner Cummings seconded the motion. Voting was unanimous in favor.

3. Site Plan Review for a new office and warehouse building at 2721 N Rulon White Blvd.

Ms. Corbridge stated this proposal is for a requested proposal for two office warehouse buildings in the MP-1 Zone. She stated the buildings will be placed on a 78,851 square foot lot. Before Jill left she said that the layout had changed. Amy said that hasn't come to the Commission. Andy said he's not saying no, he's just asking questions because this is not what the Commission has always discussed. Andy said there are 3 houses that come out there and they share that exit point, the hope was that they would tie in and have another way out. Applicant said there are four owners at this point and they seem to be ok with it. Andy said he appreciates the applicants willingness to work with the other property owners. Julie asked if anybody has made comment about this subdivision. Amy said that notices were sent out and the city didn't receive anything. Andy asked the applicant to not do any site prep work until all approvals have been given.

_____ moved to recommend approval to the city council based on the discussion and staff comments. Motion was seconded by _____. Voting was unanimous in favor.

4. Discussion/Decision: Consider recommendation for City Council to amend the Pleasant View Municipal Code definitions in Chapter 18.04 for Assisted Living Facility, Nursing Home, Residential Facility for Elderly Person, and Retirement Home and possible relative zoning modifications.

Ms. Mabey stated that this item has been looked at back and forth. She stated in looking at our code there is a need to clarify the definitions for assisted living facilities as there are multiple definitions. She said staff looked at different communities, such as the Salt Lake City Code, and is modeling the assisted living facilities definitions after their code. She said currently in our code we have definitions related to assisted living facility. She said they are all similar but scattered throughout the code. She said the recommendation is to look at consolidating and having three different footprints. The first is having an Assisted Living Facility at large, which is a residential facility that includes any of the following functions and purposes: nursing assisted living facility; retirement home; hospice and respite care; or rehabilitation facility. She stated it further defines a residential facility, occupied by

seventeen (17) or more individuals, licensed by the State of Utah that provides healthcare and assistance with activities of daily living and social care as defined in Utah Code Section 26-21-2 or its successor. She stated that is very specifically defined in Utah code.

Ms. Mabey stated there's a difference between the definitions where there's a large and small. She stated the small is defined as having six to sixteen individuals and limited capacity is occupied by two to five individuals. She stated staff looked at where these types of uses would be allowed, based on these definitions. She showed a table where the different types of facilities are allowed. She stated the City Council already approved the larger facility in the CP-2. She stated the uses are allowed in the MCM zone and limited allowed in some residential and agricultural.

Ms. Mabey stated the smaller facilities will be most appropriate in the residential zones. She stated this is just a recommendation and how the code may be modified to meet the needs of the community. She stated these facilities are not used in the C-1 and C-2 as this is a major commercial area and should be preserved for other commercial type uses. She showed the zoning map.

Chair Neff asked staff if this is a permitted use. Ms. Mabey clarified this proposal is to create these types of uses as conditional uses. Chair Neff referenced the zoning map and asked where each of the uses would be allowed. Ms. Mabey pointed out each use and where it would be allowed on the zoning map. She stated other cities have multiple definitions for assisted living type facilities. Chair Neff stated he is in favor of the different types of tiers of facilities. He stated these general level types include the variety of facilities. He stated it keeps it open but concentrates on the size of the facility.

Chair Neff asked Commission to open the public hearing. [REDACTED] made a motion to open the public hearing. [REDACTED] seconded the motion. Commissioner Farr asked if there was public comment. Staff stated no public comment was sent in. [REDACTED] made a motion to close the public hearing.

Ms. Mabey stated the amendment will address and clean up the definitions for these uses and making them either conditional or not allowed in certain zones. Commissioner Bolingbroke made a motion to recommend modifying the code definitions for assisted living facilities and zones where these uses are conditional. Commissioner [REDACTED] seconded the motion. Voting was unanimous in favor.

MEETING OVERVIEW AND OTHER BUSINESS

Chair Neff clarified the Planning Commission is the recommending board to the City Council regarding the David Erickson Subdivision

Adjourned at: 8:28 pm